

**116 Gray Close**  
**Sylvan Lake, Alberta**

**MLS # A2264345**



**\$457,340**

|                  |                                   |               |                  |
|------------------|-----------------------------------|---------------|------------------|
| <b>Division:</b> | Grayhawk                          |               |                  |
| <b>Type:</b>     | Residential/Duplex                |               |                  |
| <b>Style:</b>    | Attached-Side by Side, Bungalow   |               |                  |
| <b>Size:</b>     | 1,138 sq.ft.                      | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                 | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Single Garage Attached            |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                         |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, See Remarks |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl Plank                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame       | <b>Zoning:</b>    | R5A |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Quartz Counters                          |                   |     |

**Inclusions:** BI Microwave, BI Dishwasher, Garage Door Opener and 2 Controls, Balance of 10 Year New Home Warranty

Absolutely Gorgeous 3 Bedroom 2 Full Bath Bungalow half Duplex with Front attached garage and Partially Finished Basement! This home is built to the highest standards with Limited Lifetime Architectural Shingles, Low E Argon Sun stop Windows, Garage Will dry Sump, Gas Line to Deck, 9' Ceilings on the main floor, Upgraded Flooring, woodwork and lighting, 5' Shower in ensuite, High Efficiency HWT and Furnace, R60 Insulation, if quality is what you are after, this is it!!! 2 Year Builder Warranty and 10 Year Alberta New Home Warranty are included!!!