



13 Gray Close Sylvan Lake Alberta

\$379,900

UNBEATABLE VALUE! NEW NEVER LIVED IN Townhome with NO condo fees, NO HOA. Discover affordable living in Grayhawk, Sylvan Lake's westernmost subdivision, offering a quiet, low-traffic setting while still being conveniently close to the lake, walking trails, schools, and all local amenities—plus just minutes from the golf course. This brand-new end-unit townhome by TrueLine Homes delivers 1,280 sq. ft. of thoughtfully designed living space, featuring 3 bedrooms, 2.5 bathrooms, and immediate possession. The open-concept main floor is enhanced by 9-foot ceilings, quartz countertops, upgraded cabinetry, and durable vinyl plank flooring throughout. Upper-floor laundry adds everyday convenience, while quality construction details—including Low-E Argon windows, upgraded insulation, and architectural shingles—ensure year-round comfort and energy efficiency. Step outside to your private back deck or take comfort in the future vision for the Grayhawk community, which includes a planned school, commercial area with shops, parks, playgrounds, and a church—creating a well-rounded, family-friendly neighborhood. Ideal for first-time buyers, families, or investors, this is a fantastic opportunity to own an affordable, and the added benefit of a paved back alley. Schedule your private tour Today. (id:6769)

Primary Bedroom 10.67 Ft x 12.25 Ft

Bedroom 9.17 Ft x 12.08 Ft

Bedroom 9.25 Ft x 13.00 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca