

45 Gray Close Sylvan Lake Alberta

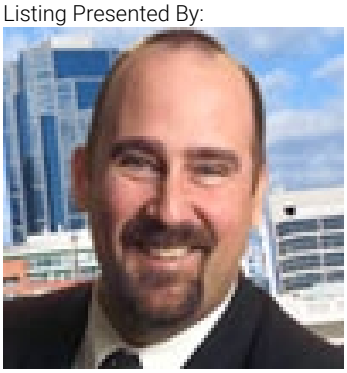
$439,000

Welcome to Gray Close. Only a short walk to the lake in the beautiful new subdivision of Gray Hawk. This brand new duplex is under construction and will be ready in early 2027. 1346 Square feet with 9 foot ceilings on the main, offering 3 bedrooms and 2.5 baths with a single attached garage. Primary bedroom offers a full ensuite and walk in closet. Second floor laundry. Beautiful Walkout basement leads to a covered concrete patio and large backyard leading to a paved back alley. Upgrades include: Large driveway leading to a keyless entry and door remote, Upgraded Luxury Vinyl Plank throughout, quartz countertops throughout, Upgraded spray foam insulation in all joist cavities with R-50 Attic insulation, 6 upgraded LG Stainless Steel Appliance package with water line to fridge, Upgraded upper cabinets to ceiling with soft close, champhered drywall corners, 36 inch soaker tubs in bathrooms, 14x10 Deck with gas line, Finished garage insulated, drywalled, and firetaped, upgraded HRV system with high efficient furnace. Amazing value awaits! (id:6769)

Primary Bedroom 13.00 Ft x 11.00 Ft
Bedroom 10.33 Ft x 9.08 Ft
Bedroom 9.75 Ft x 9.58 Ft
4pc Bathroom Measurements not available
4pc Bathroom Measurements not available

Living room 12.00 Ft x 13.00 Ft
Kitchen 13.50 Ft x 9.00 Ft
Dining room 10.50 Ft x 9.50 Ft
2pc Bathroom Measurements not available

Listing Presented By:



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

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