

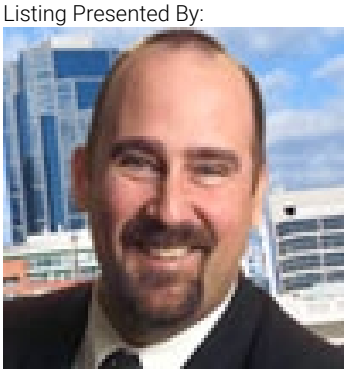
9 Gray Close Sylvan Lake Alberta

$399,900

**now comes with partial basement development **Imagine starting your mornings with coffee on a sunny south-facing deck, then enjoying peaceful walking trails just steps from your front door. Located in the new Grayhawk community of Sylvan Lake, this brand new modern bungalow townhouse offers the perfect combination of style, comfort, and convenience--with no condo fees. Designed for easy living and entertaining, the bright open-concept main floor features 9 ft ceilings, luxury vinyl plank flooring, and a functional kitchen complete with quartz countertops, stainless steel appliances, corner pantry, and spacious dining area. The impressive primary suite includes a large walk-in closet and beautiful ensuite with double sinks and a glass-door stand-up shower. A convenient main floor laundry room and 2-piece powder room add to the thoughtful layout. The partially developed basement framing, electrical & drywall are complete. Offers a family room, two additional bedrooms, and a rough in 4-piece bathroom with tub--perfect for growing families or extra guest space with just a little bit left to do to finish it off.Enjoy being close to the lake, golf courses, and everyday amenities while tucked into a quiet community that feels like a retreat. Built for energy efficiency and backed by a New Home Warranty, this home provides lasting value and peace of mind. Includes a 2-stall gravel parking pad, totally fenced back yard with patio blocks and sod in front. Ready for immediate possession. GST is included in the purchase price, with rebate assigned to the builder. Taxes to be assessed. (id:6769)

Bedroom 11.00 Ft x 11.50 Ft
Bedroom 10.67 Ft x 11.50 Ft
Living room 12.50 Ft x 11.67 Ft
Dining room 7.08 Ft x 14.67 Ft
Kitchen 11.33 Ft x 14.08 Ft
2pc Bathroom 3.42 Ft x 6.92 Ft
4pc Bathroom 11.17 Ft x 5.42 Ft
Primary Bedroom 11.17 Ft x 12.50 Ft
Other 9.17 Ft x 5.00 Ft
Foyer 7.17 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
RCR - Royal Carpet Realty Ltd.

http://www.rcrrealestate.com/

RE/MAX Realty Professionals

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

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