

\$387,900 - 5 Gray Close, Sylvan Lake

MLS® #A2247502

\$387,900

1 Bedroom, 2.00 Bathroom, 1,016 sqft
Residential on 0.05 Acres

Greyhawk, Sylvan Lake, Alberta

Imagine starting your mornings with coffee on a sunny south-facing deck, then strolling peaceful walking paths just steps from your door. This brand new modern bungalow townhouse in Sylvan Lake's new Grayhawk community offers the perfect blend of style, comfort, and convenience—without the condo fees. Whether you're hosting friends in your open-concept living space, planning future basement movie nights, or simply enjoying the quiet of your own backyard, this home is designed to fit the way you live. Impressive primary bedroom with beautiful ensuite, has double sinks, stand up shower with glass door and large walk in closet. 2 pce powder room for guests and handy main floor laundry. Bright open floor plan with functional kitchen, corner pantry, quartz countertops, stainless steel appliances. Luxury vinyl plank flooring throughout living, dining and kitchen area plus the 9 ft ceilings make it feel spacious. Basement is undeveloped but has potential for family room, 2 more bedrooms, and another 4pce bathroom. You'll be close to the lake, golf courses, and all the amenities you need, yet tucked away in a peaceful neighborhood that feels like a retreat. Built for energy efficiency and backed by a New Home Warranty, it's a home that offers peace of mind as much as it does beauty. Front yard comes with sod and back yard will be levelled to grade with black dirt. 2 stall gravel parking pad. Proposed completion is set for Spring 2026—yours to



look forward to. GST included with purchase price rebate to the builder. Taxes to be assessed. All pictures are of similar home and may not be exact.

Built in 2025

Essential Information

MLS® #	A2247502
Price	\$387,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,016
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	5 Gray Close
Subdivision	Greyhawk
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0W4

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 10th, 2025
Days on Market	62
Zoning	R3

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.