# \$639,900 - 30 St. Andrews Close, Lyalta

MLS® #A2182995

# \$639,900

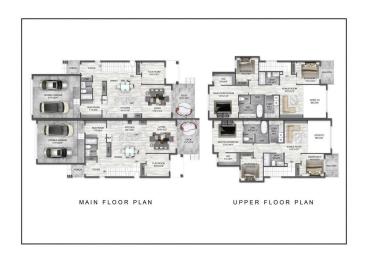
4 Bedroom, 3.00 Bathroom, 2,337 sqft Residential on 0.10 Acres

Lakes of Muirfield, Lyalta, Alberta

This 2337 sq ft, four bedroom two-story home offers a perfect blend of comfort and functionality. Built on a serene setting with no neighbors behind on a quiet cul de sac! Also located in a beautiful golf course community, Lakes of Muirfield. On the main floor, you will find a spacious open plan with a kitchen designed with modern appliances and ample counter space, ideal for cooking and entertaining. Enjoy the extended island, quartz counters, gas cooktop and wall oven. The open concept flows in the the dining room and living room surrounded by windows with beautiful views of the backyard and the ponds beyond. The main floor also has a flex room that can serve as a guest bedroom, home office, or playroom, providing versatility to suit your lifestyle. There is also a full bathroom conveniently located on the main floor, offering accessibility for guests and family alike. As you move to the upper floor, there are three generously sized bedrooms with large windows that allow plenty of natural light. The primary suite features a luxurious 5-piece ensuite bathroom with double sinks, a soaking tub, and a separate shower. A dedicated laundry room is located on the upper level for ease of use. Additionally, there is a spacious bonus room that can serve as a media room, play area, or additional lounge space, providing extra room for recreational activities. You will also enjoy the convenience of a double attached garage. Lakes of Muirfield is located 20 minutes outside Calgary and close







proximity to Chestermere and Strathmore.

#### Built in 2025

## **Essential Information**

MLS® # A2182995 Price \$639,900

Bedrooms 4
Bathrooms 3.00
Full Baths 3

Square Footage 2,337 Acres 0.10 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style Side by Side, 2 Storey

Status Active

# **Community Information**

Address 30 St. Andrews Close

Subdivision Lakes of Muirfield

City Lyalta

County Wheatland County

Province Alberta
Postal Code T0J 1Y1

#### **Amenities**

Amenities Clubhouse, Colf Course, Picnic Area, Playground, Recreation Facilities,

RV/Boat Storage, Trash

Parking Spaces 4

Parking Double Garage Attached, Aggregate, Insulated

# of Garages 2

Waterfront Pond

## Interior

Interior Features Kitchen Island, Open Floorplan, Walk-In Closet(s), Built-in Features,

Double Vanity, High Ceilings, Vinyl Windows

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Oven-Built-In,

Gas Cooktop

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features None

Lot Description Back Yard, Backs on to Park/Green Space, Close to Clubhouse,

Creek/River/Stream/Pond, Cul-De-Sac, On Golf Course, No Neighbours

Behind, Views

Roof Asphalt Shingle

Construction Wood Frame, Cement Fiber Board

Foundation Poured Concrete

## **Additional Information**

Date Listed December 10th, 2024

Days on Market 214
Zoning R-2
HOA Fees 85

HOA Fees Freq. MON

# **Listing Details**

Listing Office Royal LePage Benchmark

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