

# \$560,000 - 13 St. Andrews Close, Lyalta

MLS® #A2186643

**\$560,000**

1 Bedroom, 3.00 Bathroom, 1,060 sqft  
Residential on 0.10 Acres

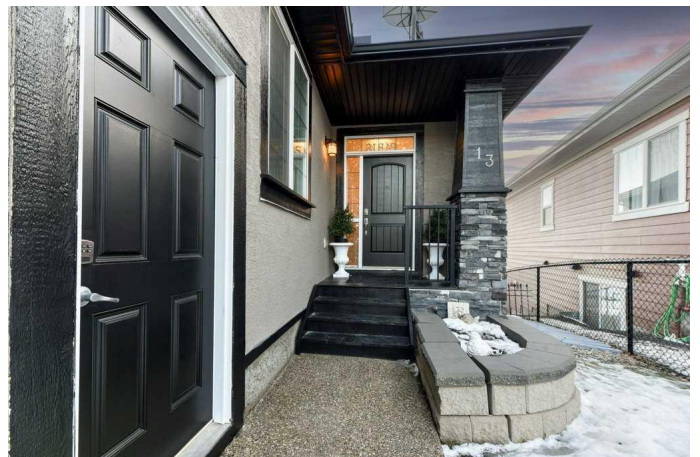
Lakes of Muirfield, Lyalta, Alberta

Welcome to your dream home in Lyalta! This stunning attached walk-out bungalow offers an unbeatable lifestyle with its gorgeous location, thoughtful upgrades, and breathtaking views. Nestled in a serene setting overlooking a tree farm, a peaceful creek, and showcasing unobstructed mountain views to the west, this home is a rare find. Lakes of Muirfield is the best kept Golf Secret! Plus this fabulous home has 9ft ceilings, Granite Countertops, Gas-line for your Bbq and 20 mins to Calgary!

Step through the front door and prepare to be wowed by the open-concept design and sun-filled spaces. Site-finished hardwood floors span the main level, complementing the beautifully updated kitchen with freshly repainted cabinetry, modern hardware, and new lighting fixtures. The spacious center prep island and seating island make entertaining a breeze, while the dining and living areas offer a cozy yet stylish ambiance.

The main floor features a private primary retreat with two closets and an updated ensuite, as well as a home office/flex room and a convenient 2-piece bathroom. The attention to detail continues with recently updated appliances, a professionally painted interior by Hardings Painting, and a meticulously insulated and painted double-attached garage.

Downstairs, the walk-out lower level is designed for relaxation and entertainment,



complete with brand-new carpeting, a flex room, and a 4-piece bathroom. There's ample storage and space for future development, plus direct access to the sealed aggregate concrete patio. The home is wired for a hot tub and features air conditioning for year-round comfort. Wet bar in basement and easy access to Calgary clean highway driving 20 mins!

The exterior is equally impressive with a no-maintenance south-facing backyard, an interlocking brick patio with a firepit, and endless opportunities to enjoy the tranquil setting and starry nights.

Lyalta offers the perfect combination of nature and convenience in a gated community with access to golf, RV storage, and a clubhouse. It's a haven for dog lovers, featuring numerous walking paths and baggy stations.

Move-in ready and impeccably updated, this home truly has it all. Don't miss out on this fabulous opportunity—schedule your private viewing today!

Built in 2010

### **Essential Information**

MLS® #	A2186643
Price	\$560,000
Bedrooms	1
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,060
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Semi Detached

Style Bungalow, Side by Side  
Status Active

### Community Information

Address 13 St. Andrews Close  
Subdivision Lakes of Muirfield  
City Lyalta  
County Wheatland County  
Province Alberta  
Postal Code T0J 1Y1

### Amenities

Amenities None  
Parking Spaces 6  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Granite Counters, Kitchen Island, Pantry  
Appliances Central Air Conditioner, Dryer, Electric Stove, Garage Control(s),  
Microwave Hood Fan, Refrigerator, Washer  
Heating Forced Air  
Cooling Central Air  
Has Basement Yes  
Basement Finished, See Remarks, Walk-Out

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped  
Roof Asphalt Shingle  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed January 10th, 2025  
Days on Market 85  
Zoning DC-7  
HOA Fees 89  
HOA Fees Freq. MON

## Listing Details

Listing Office            RE/MAX iRealty Innovations

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