

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

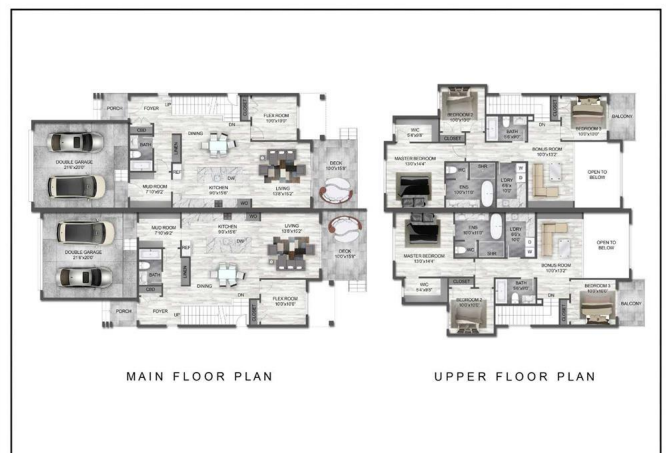
MLS® #A2182995

**\$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	2 Storey, Side by Side
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, Golf Course, Picnic Area, Playground, Recreation Facilities, RV/Boat Storage, Trash
Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Insulated
# of Garages	2
Waterfront	Pond

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator

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, No Neighbours Behind, On Golf Course, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	December 10th, 2024
Days on Market	116
Zoning	R-2
HOA Fees	85
HOA Fees Freq.	MON

## Listing Details

Listing Office	Royal LePage Benchmark
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