



THE
A-TEAM

**RE/MAX
FIRST**

8 KAUTZ Close, Lyalta T0J1Y1

MLS® #: **A2159953** Area: **Lakes of Muirfield** Listing Date: **08/22/24** List Price: **\$1,289,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Lyalta**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **44,010 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,908**
 Low Sqft:
 Ttl Sqft: **1,908**

DOM

92
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **8**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Garden,Landscaped**
 Park Feat: **Aggregate,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,See Remarks,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,In Floor,Forced Air**
 Sewer:
 Ext Feat: **Fire Pit,Garden,Rain Barrel/Cistern(s)**
 Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Water Softener**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Steam Room,Stone Counters,Tankless Hot Water,Walk-In Closet(s),Wired for Data**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`11" x 4`10"	4pc Ensuite bath	Main	7`10" x 13`1"
Bedroom	Main	10`6" x 13`1"	Dining Room	Main	12`0" x 11`7"
Foyer	Main	7`5" x 7`6"	Kitchen	Main	19`2" x 11`7"
Laundry	Main	7`8" x 9`3"	Living Room	Main	21`7" x 19`7"

Bedroom - Primary
Bedroom
Game Room
4pc Bathroom

Main
Basement
Basement
Basement

13`4" x 13`2"
5`0" x 8`3"
21`7" x 35`7"
5`0" x 8`3"

Walk-In Closet
Bedroom
Furnace/Utility Room

Main
Basement
Basement

8`11" x 7`10"
12`9" x 11`8"
20`9" x 49`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
607
2211277

Remarks

Pub Rmks: **This impeccably planned, 4-bed, 3-bath luxury estate bungalow in the gated community of Lakes of Muirfield is looking for someone new to call her home. Every detail has been meticulously considered, from the bright, open layout to the built-in features and yard. When entering this home, it's hard not to appreciate the natural sunlight on the main floor & the large windows along the back deck. Features like 10-foot ceilings, engineered hardwood throughout the living area, an extra-large living room, a dedicated dining room, and a custom kitchen with tons of counter & cupboard space make it easy to call this place home. The primary bedroom overlooks the backyard on the main floor with a direct view of the back deck. This inviting room is the embodiment of tranquility. The ensuite features a heated floor, and a lipless steam shower with two nozzles. The walk-in closet has his & her custom-built cabinetry, conveniently leading directly to the laundry room. The second bedroom overlooks the front yard, & also makes a great office! The kitchen features a waterfall kitchen island with an eat-at bar & additional storage in the back, panelled dishwasher, five-burner gas stove, & a built-in Microwave. More custom features include a cupboard for cutting boards & baking trays, & an enviable walk-in pantry with built-in custom shelving & a beverage centre. The mudroom has even more built-in features, including cabinets & benches, with direct access to the basement. The basement's two additional bedrooms & spare bathroom are located at the back of the expansive recreation room. Thanks to the oversized windows, they feel bright and open. Both bedrooms feature large closets with custom built-in organization. The utility room, there is additional storage & even a hobby workshop area! It doesn't stop there. This home's luxury three-car garage is finished with epoxy flake coating, drywalled, insulated, & heated, & comes with a drain, & hot & cold running water. The single portion of the garage has a ventilation system rough in for a workshop & is fully partitioned with the man door. The humidity control will also ensure that any excess moisture is dealt with. This home also features central A/C, & is wired for CAT5. Outside, the gemstone lighting in the front & back provides a festive flair. Enjoy it in the back, along the deck, or from the firepit with a custom privacy fence. The yard has been fully landscaped & even comes with raspberries & rhubarb. In the front, the decorative rocks make a stunning lower-maintenance landscaped area. There is also room to build additional outbuildings on the property & add a driveway leading directly into the rear. The community features a golf course, & the location has easy access to the Trans-Canada Highway, Glenmore Trail-with only a 20-minute commute to Calgary. There is not enough room to list all the great features of this home in the Lakes of Muirfield. You'll love living here!**

Inclusions:
Property Listed By:

Rain Barrel, Fire Pit
One Percent Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











