



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 ST. ANDREWS Close, Lyalta T0J 1Y1**

MLS® #: **A2176889** Area: **Lakes of Muirfield** Listing Date: **11/01/24** List Price: **\$544,900**  
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Lyalta**  
 Year Built: **2010**  
Lot Information  
 Lot Sz Ar: **4,345 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,067**  
 Low Sqft:  
 Ttl Sqft: **1,067**

DOM

**19**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow,Side by Side**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Corner Lot,Cul-De-Sac,Dog Run Fenced In,Gentle Sloping,Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Dog Run,Private Yard**

Construction: **Brick,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 4`10"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 10`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`10" x 15`0"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>11`6" x 8`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`1" x 9`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`2" x 11`6"</b>
<b>Office</b>	<b>Main</b>	<b>10`0" x 9`6"</b>			

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

**DC-7**

Legal Desc:

**2211277**

Remarks

Pub Rmks:

**FORE!!!!!! If you love to golf and want to be out of the city but still have that small town community feel and all the amenities, then this is the place for you. This 4 bedroom bungalow on a massive corner lot is perfect for the retired couple with room for family to visit at the Lakes of Muirfield. Or even a young family that doesn't want to be in the city, there is even local bus pick up for public and catholic schools. At over 2000 sqft of developed space this walkout home has plenty of room for everyone. A well appointed kitchen with sun soaked views of trees and water shared with the dinning and living space, you'll never tire of looking out your windows. The primary bedroom has his and hers closets and ensuite sinks (the secret to a good marriage) with room for a king sized bed it's truly a place to relax. The other main floor bedroom can double as an office or den to meet your needs. The basement is fully developed with two more bedrooms and a full bath with large living entertaining area. Walk out the basement to your backyard patio and enjoy even more views with sun soaked days for your pleasure and plenty of space for a hot tub! One of the things that people always need in a house and seldom get is storage space. There is a massive storage room in the basement that even has a plugin for your freezer or extra fridge. At only 20 mins to Calgary this community is and amazing get away. With its own water supply and sewer treatment, parks, skating in the winter, golf in the summer, close to shopping and facilities of Strathmore, Lakes of Muirfield is the perfect place to live. Book a showing with your favorite realtor today before this home is gone.**

Inclusions:

**none**

Property Listed By:

**Charles**

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

























