



THE
A-TEAM

**RE/MAX
FIRST**

30 ST. ANDREWS Close, Lyalta T0J 1Y1

MLS®#: **A2182995** Area: **Lakes of Muirfield** Listing Date: **12/10/24** List Price: **\$639,900**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)** Finished Floor Area
 City/Town: **Lyalta** Abv Sqft: **2,337**
 Year Built: **2025** Low Sqft:
 Lot Information Ttl Sqft: **2,337**
 Lot Sz Ar: **4,186 sqft**
 Lot Shape:

DOM

42
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **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**
 Park Feat: **Aggregate,Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator**
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`0" x 15`6"	Dining Room	Main	13`8" x 15`2"
Bedroom	Main	10`0" x 10`0"	Mud Room	Main	7`10" x 9`2"
4pc Bathroom	Main		Bedroom - Primary	Second	13`0" x 14`4"
Bedroom	Second	10`0" x 10`0"	5pc Ensuite bath	Second	
4pc Bathroom	Second	10`0" x 10`0"	Bonus Room	Second	10`0" x 13`2"
Laundry	Second	6`6" x 10`0"	Bedroom	Second	10`0" x 10`0"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-2**

Legal Desc:

2211277

Remarks

Pub Rmks:

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.

Inclusions:

N/A

Property Listed By:

Royal LePage Benchmark

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



