



THE
A-TEAM

**RE/MAX
FIRST**

13 ST. ANDREWS Close, Lyalta T0J 1Y1

MLS® #: **A2186643** Area: **Lakes of Muirfield** Listing Date: **01/10/25** List Price: **\$560,000**
 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: **4,221 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,060**
 Low Sqft:
 Ttl Sqft: **1,060**

DOM

12
Layout
 Beds: **1 (1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow, Side by Side**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Stucco, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Hardwood, Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Granite Counters, Kitchen Island, Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	11`9" x 12`0"	Dining Room	Main	10`1" x 7`6"
Kitchen	Main	14`9" x 13`0"	Living Room	Main	15`1" x 13`8"
Office	Main	9`11" x 9`8"	4pc Bathroom	Lower	0`0" x 0`0"
Flex Space	Lower	16`1" x 10`0"	Den	Lower	10`6" x 9`5"
Game Room	Lower	24`2" x 15`9"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC-7

2211277

Remarks

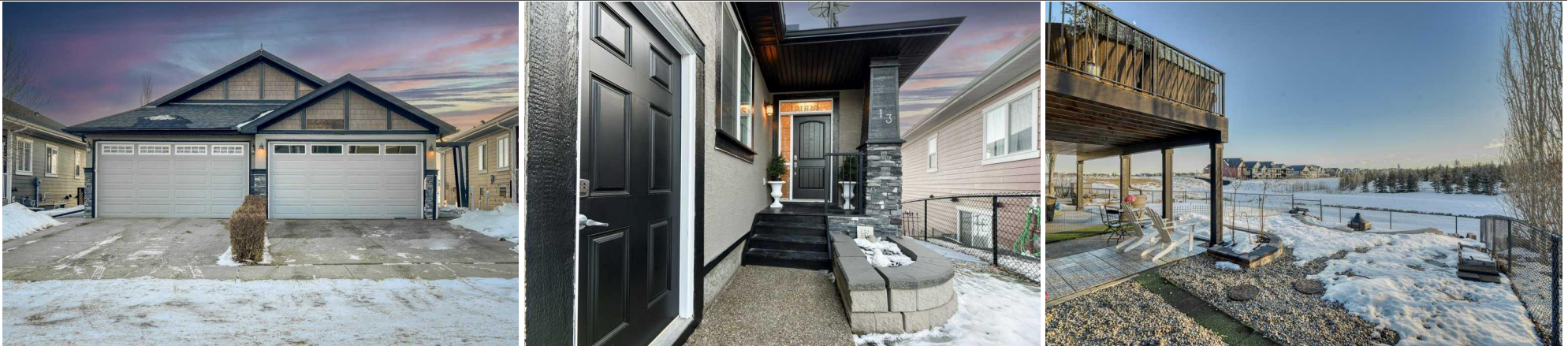
Pub Rmks:

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!

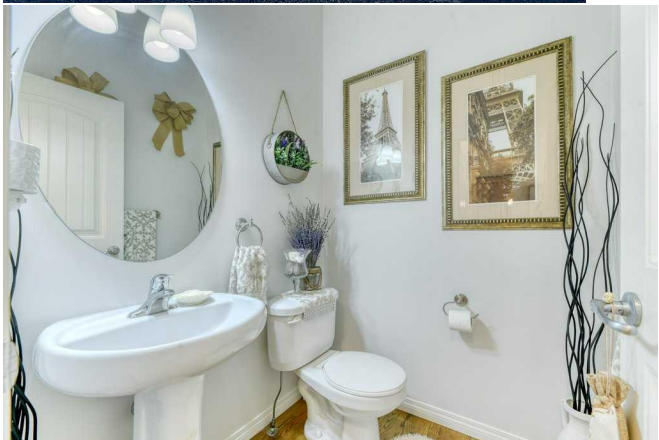
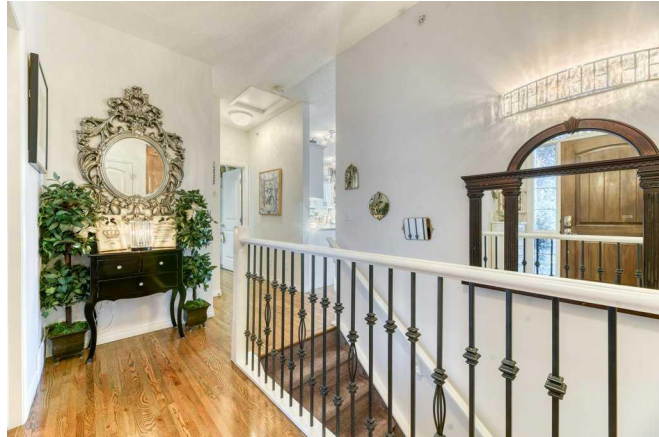
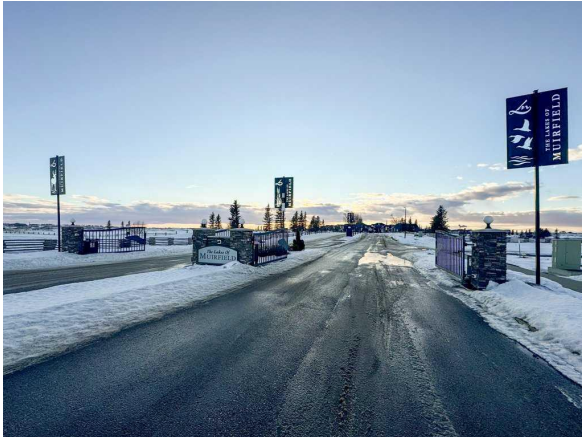
Inclusions:
Property Listed By:

**blinds, rods, BBQ pit
RE/MAX iRealty Innovations**

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













13 St. Andrews Ct, Lyalta, AB

Main Floor
Exterior Area 1965.14 sq ft
Interior Area 187.70 sq ft
Excluded Area 366.56 sq ft



PREPARED: 2025/11/09



While regions are excluded from total floor area in RSUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.