

# \$1,249,900 - 8 Kautz Close, Lyalta

MLS® #A2184725

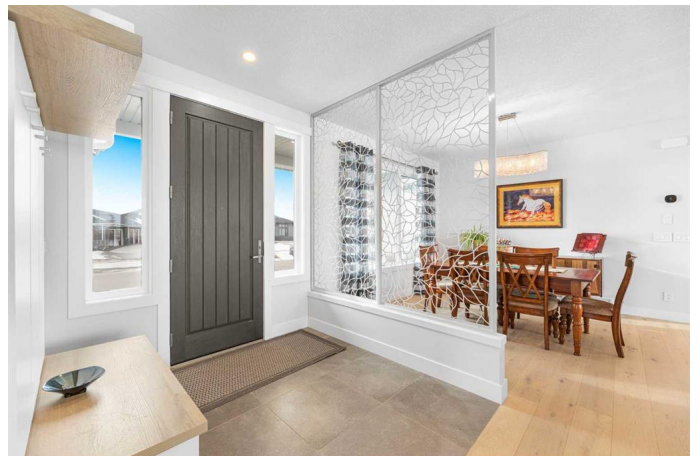
**\$1,249,900**

4 Bedroom, 3.00 Bathroom, 1,916 sqft

Residential on 1.01 Acres

Lakes of Muirfield, Lyalta, Alberta

You will love this 1916 sq ft, four-bedroom bungalow set on a sprawling one-acre lot in the Lakes of Muirfield, a picturesque golf course community. Boasting stunning views of wide-open spaces and incredible sunrises and sunsets. Inside, the main floor features a spacious, open-concept layout with large windows that flood the space with natural light. The dining room, living room, and kitchen flow seamlessly into one another, creating a perfect environment for both relaxation and entertaining. The gourmet kitchen is designed for both functionality and style, featuring premium finishes, an extended waterfall central island, and high-end appliances, including a fridge with an internal water dispenser, a dual-fuel five-burner range, and a noiseless paneled dishwasher. You'll also appreciate the walk-in pantry with custom shelves, a coffee station, and the walk-in mudroom with built-in lockers conveniently located off the garage. Two generously sized bedrooms are located on the main floor. The luxurious primary suite includes a spa-inspired ensuite with a steam shower, heated floors, and a walk-through closet that also features heated floors. The ensuite connects to the laundry room, complete with a full-sized washer, gas dryer, and extra cupboards for added convenience. The second bedroom is bright and spacious, with a good-sized closet and easy access to a full bathroom. The entire main floor is finished with engineered hardwood and tile (no carpet), ensuring



elegance and durability. The fully finished lower level offers an additional two bedrooms, ideal for family or guests, along with a large rec room perfect for entertaining or relaxing. This level is finished with luxury vinyl flooring so no carpet anywhere in the home. A third full bathroom, plenty of storage, and a workshop area in the furnace room complete this versatile space. Additional features include central air conditioning, a whole-home water softener, an on-demand hot water heater, and a humidifier. The triple garage is a standout feature, equipped with both a gas radiant heater and a blown air heater, a dehumidifier, and an epoxy resin floor. The garage is currently split into two bays, measuring 29' x 32' and 27' x 16', providing plenty of space for vehicles, tools, and storage. Outside, the expansive composite decks in both front and plus massive backyard with a firepit, offer endless possibilities for outdoor living, from hosting summer gatherings to enjoying quiet evenings surrounded by nature. Gemstone lighting adds an elegant touch. The lot offers space beside the home to build a driveway to the backyard, allowing for the potential addition of a shop or second garage. With 40% site coverage permitted, an accessory building up to 18 feet high is possible. This home offers a lifestyle of tranquility, luxury, and access to premier golfing amenities, all while enjoying breathtaking views from your private oasis. Conveniently located just 20 minutes from Calgary and 15 minutes from Strathmore.

Built in 2022

**Essential Information**

MLS® #	A2184725
Price	\$1,249,900
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,916
Acres	1.01
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	8 Kautz Close
Subdivision	Lakes of Muirfield
City	Lyalta
County	Wheatland County
Province	Alberta
Postal Code	T0J1Y1

### Amenities

Amenities	Golf Course, Parking, Playground, Park, Trash
Parking Spaces	8
Parking	Additional Parking, Aggregate, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached, Workshop in Garage
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Stone Counters, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Steam Room, Storage, Tankless Hot Water, Wired for Data, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garburator, Garage Control(s), Gas Dryer, Gas Range, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Washer, Water Softener
Heating	Forced Air, High Efficiency, In Floor, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Rain Barrel/Cistern(s)
Lot Description	Backs on to Park/Green Space, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Garden, Lawn, Low Maintenance Landscape, Landscaped, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	111
Zoning	R-1
HOA Fees	85
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Royal LePage Benchmark
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