

# \$760,000 - 40 Muirfield Close, Lyalta

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MLS® #A2259180

**\$760,000**

3 Bedroom, 3.00 Bathroom, 1,512 sqft

Residential on 0.17 Acres

Lakes of Muirfield, Lyalta, Alberta

Welcome to the Hidden Gem of The Lakes of Muirfield – Your dream walk-out bungalow awaits.

Nestled in the peaceful community of Lyalta, this stunning walk-out bungalow w/ a heated oversized double car garage offers the perfect blend of comfort, style and functionality. With over 3000 sq.ft. of beautifully developed living space, this 3-bedroom, 2.5 bath home is thoughtfully designed for modern living.

Step inside a freshly painted main level that radiates natural light and an airy, open-concept layout. The chef-inspired kitchen is a true showstopper, featuring a sleek eat-up island, granite countertops, a spacious corner pantry, and brand-new stainless-steel appliances. The re-sprayed cabinetry adds a crisp, contemporary touch, complimented by updated light fixtures that elevate the ambiance of modern flare.

The primary suite is your personal retreat, complete with a generous layout and a spa-like ensuite boasting dual sinks, a luxurious soaker tube, a separate shower, and a walk-in closet ready for your custom vision.

Cozy up in the inviting living room, where a corner gas fireplace sets the mood for relaxing evenings. From the dining area, patio doors lead to a west-facing deck – perfect for sipping your morning coffee or unwinding with a sunset cocktail. And, on warmer days, enjoy the comforts of central air conditioning, keeping your home cool and comfortable. Need a quiet space to work or read? The



main floor den offers plenty of natural light and versatility. A stylish 2-piece bath and a convenient main floor laundry room round out the thoughtful layout.

Downstairs, the walk-out basement expands your living space with style and serenity.

Enjoy a spacious family room with golf course views. A second corner gas fireplace adds warmth and charm, complementing the sleek wet bar that invites effortless entertaining.

Two additional bedrooms, a full 3-piece bath, and a generous storage room to keep everything organized elevate this lower level.

Step outside to enjoy a peaceful west-facing backyard designed for relaxation and ease.

Enjoy low maintenance landscaping that blends beauty with practicality, accentuated by thoughtfully arranged gardens that add a touch of nature's charm. A spacious shed provides for all your outdoor tools & equipment, keeping everything tidy and within reach.

Whether you're downsizing, starting fresh, or simply looking for a peaceful place to call home, this property checks all the boxes.

Come experience the charm of The Lakes of Muirfield-where tranquility meets timeless design. Just 15 minutes to Strathmore, Langdon or Chestermere and 20 minutes to Calgary.

Built in 2010

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2259180  |
| Price          | \$760,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,512     |
| Acres          | 0.17      |

|            |             |
|------------|-------------|
| Year Built | 2010        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 40 Muirfield Close |
| Subdivision | Lakes of Muirfield |
| City        | Lyalta             |
| County      | Wheatland County   |
| Province    | Alberta            |
| Postal Code | T0J 1Y1            |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Dog Park, Colf Course, Other, Playground                             |
| Parking Spaces | 4                                                                    |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, Aggregate |
| # of Garages   | 2                                                                    |

### Interior

|                   |                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings                                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                                                                                     |
| Fireplaces        | Family Room, Gas, Living Room, Mantle, Stone                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                   |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                              |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard                                                                                         |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, |

|              |                                 |
|--------------|---------------------------------|
|              | Street Lighting, On Golf Course |
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Stucco                   |
| Foundation   | Poured Concrete                 |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 23                   |
| Zoning         | DC-7                 |
| HOA Fees       | 85                   |
| HOA Fees Freq. | MON                  |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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