\$760,000 - 40 Muirfield Close, Lyalta

MLS® #A2259180

\$760,000

3 Bedroom, 3.00 Bathroom, 1,512 sqft Residential on 0.17 Acres

Lakes of Muirfield, Lyalta, Alberta

Your Dream Walk-Out Bungalow Awaits - Discover the Hidden Gem of The Lakes of Muirfield

Tucked into the serene community of Lyalta, this beautifully appointed walk-out bungalow offers over 3,000 sq.ft. of thoughtfully designed living space, blending comfort, style, and functionality. The heated, oversized double garage adds convenience, while the home's layout caters perfectly to modern living.

Step into a freshly painted main level bathed in natural light, where an airy open-concept design welcomes you. The chef-inspired kitchen is a true centerpiece, showcasing a sleek eat-up island, granite countertops, a spacious corner pantry, and brand-new stainless-steel appliances. Re-sprayed cabinetry and updated light fixtures add a crisp, contemporary flair.

The expansive primary suite is a private retreat, featuring a spa-like ensuite with dual sinks, a luxurious soaker tub, separate shower, and a walk-in closet ready for your custom touch. The cozy living room invites relaxation with its corner gas fireplace, while patio doors from the dining area open to a west-facing deckâ€"ideal for morning coffee or sunset cocktails. Central air conditioning ensures year-round comfort.

A bright main floor den offers versatility for work or quiet reading, complemented by a stylish 2-piece bath and a convenient laundry room.







Downstairs, the walk-out basement extends your living space with a spacious family room overlooking the golf course. A second corner gas fireplace adds warmth, while the sleek wet bar sets the stage for effortless entertaining. Two additional bedrooms, a full 3-piece bath, and a generous storage room complete this level with practicality and charm. Outside, the west-facing backyard is designed for low-maintenance enjoyment, featuring beautifully arranged gardens and a spacious shed for all your outdoor essentials. Whether you're downsizing, starting fresh, or seeking a tranquil place to call home, this property delivers. Experience the timeless appeal of The Lakes of Muirfieldâ€"just 15 minutes from Strathmore, Langdon, or Chestermere, and only 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 Other, Playground, Dog Park, Colf Course

Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener, Heated Garage,

Aggregate

of Garages 2

Interior

Interior Features 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, Bar

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 Full

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 45
Zoning DC-7
HOA Fees 85

HOA Fees Freq. MON

Listing Details

Listing Office RE/MAX Realty Professionals

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