

# \$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

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, Golf 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
Zoning	DC-7
HOA Fees	85
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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