

**36 St Andrews Close
Lyalta, Alberta**

MLS # A2235254



\$649,000

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| Division: | Lakes of Muirfield | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 2,017 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Cul-De-Sac, Rectangular Lot | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Concrete, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Cement Fiber Board, Concrete | Zoning: | DC-7 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Kitchen Island, Soaking Tub | | |

Inclusions: N/A

Modern Duplex in Lyalta with Scenic Views *** OPEN HOUSE SATURDAY July 26TH NOON - 2:00PM*** Welcome to this stunning, newly built duplex on a large lot in the peaceful community of Lyalta, Alberta. The sleek grey exterior with a striking black accents & roof give this home a contemporary look, while the bright, airy interior featuring white walls, soft cream carpets create a warm and inviting interior atmosphere. The open-concept main floor is designed for both comfort and style. The kitchen boasts stainless steel appliances, including a cooktop, refrigerator, microwave, wall oven and dishwasher. Ample white cabinetry on walls plus island provides plenty of storage, and the adjacent dining area offers a lovely view of the reservoir ponds behind the house! The spacious living room is centered around a stunning electric fireplace, creating a welcoming space for relaxation and entertaining. The entryway features a private office, a convenient 2-piece powder room, and a generous closet for extra storage. The two-car, insulated, and drywalled garage offers easy access and additional storage options. Upstairs, you'll find three generously sized bedrooms, each filled with natural light thanks to large windows. The primary bedroom is a true sanctuary, with a spacious walk-in closet and a luxurious 5-piece ensuite featuring his-and-her sinks, a stand alone bathtub, walk-in shower, and a private toilet. Enjoy a tranquil view of the water from your bedroom every day. The two additional bedrooms share another beautifully appointed 5-piece bathroom, and all three rooms are conveniently located near the upstairs laundry room and a cozy second family room. The full-sized, unfinished basement is ready for your personal touch, with a rough-in for a bathroom and endless possibilities for future expansion. This home features quality materials throughout, such as

solid core doors, upgraded carpet and fiber cement siding. Located just a short walk from a local golf course, this home offers the perfect combination of modern living and natural tranquility. Come see this beautiful duplex for yourself and discover all it has to offer!