

32 ST. ANDREWS Close  
Lyalta, Alberta

MLS # A2183078



\$639,900

Division:	Lakes of Muirfield		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,337 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Double Garage Attached, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	8-25-26-W4
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

This 2337 sq ft, four bedroom two-story home offers a perfect blend of comfort and functionality. Built on a serene setting with no neighbors behind on a quiet cul de sac! Also located in a beautiful golf course community, Lakes of Muirfield. On the main floor, you will find a spacious open plan with a kitchen designed with modern appliances and ample counter space, ideal for cooking and entertaining. Enjoy the extended island, quartz counters, gas cooktop and wall oven. The open concept flows in the the dining room and living room surrounded by windows with beautiful views of the backyard and the ponds beyond. The main floor also has a flex room that can serve as a guest bedroom, home office, or playroom, providing versatility to suit your lifestyle. There is also a full bathroom conveniently located on the main floor, offering accessibility for guests and family alike. As you move to the upper floor, there are three generously sized bedrooms with large windows that allow plenty of natural light. The primary suite features a luxurious 5-piece ensuite bathroom with double sinks, a soaking tub, and a separate shower. A dedicated laundry room is located on the upper level for ease of use. Additionally, there is a spacious bonus room that can serve as a media room, play area, or additional lounge space, providing extra room for recreational activities. You will also enjoy the convenience of a double attached garage. Lakes of Muirfield is located 20 minutes outside Calgary and close proximity to Chestermere and Strathmore.