

# \$649,000 - 36 St Andrews Close, Lyalta

MLS® #A2235254

**\$649,000**

3 Bedroom, 3.00 Bathroom, 2,017 sqft

Residential on 0.10 Acres

Lakes of Muirfield, Lyalta, Alberta

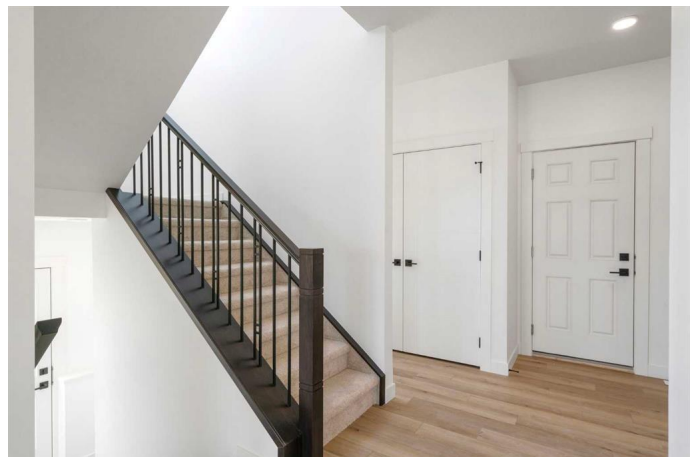
Modern Duplex in Lyalta with Scenic Views

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!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235254    |
| Price          | \$649,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,017       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |

|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 36 St Andrews Close |
| Subdivision | Lakes of Muirfield  |
| City        | Lyalta              |
| County      | Wheatland County    |
| Province    | Alberta             |
| Postal Code | T0J1Y1              |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                                   |
| Parking Spaces | 4                                                                                                      |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages   | 2                                                                                                      |
| Waterfront     | See Remarks                                                                                            |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Soaking Tub               |
| Appliances        | Dishwasher, Electric Cooktop, Microwave, Oven, Range Hood, Refrigerator |
| Heating           | Forced Air, Natural Gas                                                 |
| Cooling           | None                                                                    |
| Fireplace         | Yes                                                                     |
| # of Fireplaces   | 1                                                                       |
| Fireplaces        | Decorative, Electric, Living Room                                       |
| Has Basement      | Yes                                                                     |
| Basement          | Full, Unfinished                                                        |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Cul-De-Sac, Rectangular Lot  |
| Roof              | Asphalt Shingle              |
| Construction      | Cement Fiber Board, Concrete |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 39             |
| Zoning         | DC-7           |
| HOA Fees       | 85             |
| HOA Fees Freq. | MON            |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Cash Back Real Estate Inc. |
|----------------|----------------------------|

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