

\$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

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|----------------|----------------------|
| 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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