



GRASSROOTS
REALTY GROUP

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**24 St Andrews Close
Lyalta, Alberta**

MLS # A2322453



\$649,900

Division:	Lakes of Muirfield		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,662 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Aggregate, Double Garage Attached, Front Drive, Garage Door		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Cul-De-Sac, No Neighbours Behind, Private,		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

ELIGIBLE FOR FIRST HOME BUYERS GST REBATE. Brand New Fully Finished Bungalow | Pond & Mountain Views | Quiet Cul-de-Sac | Lakes of Muirfield Welcome to 24 St. Andrews Close - an exceptional brand new semi-detached bungalow perfectly positioned on a quiet cul-de-sac in the sought-after golf course community of Lakes of Muirfield. Backing onto open space with no neighbours behind, this home offers stunning pond and mountain views along with 3,258 sq ft of beautifully finished living space. The main floor spans 1,662 sq ft above grade and showcases soaring vaulted ceilings and an open-concept design filled with natural light. The chef-inspired kitchen features quartz countertops, an oversized island with seating, stainless steel appliances, modern cabinetry, and statement pendant lighting. The kitchen flows seamlessly into the dining area and spacious living room, highlighted by a dramatic floor-to-ceiling tile fireplace feature wall. Expansive rear windows frame peaceful water views and open skies, creating a truly serene backdrop. The primary suite is a private retreat complete with a walk-in closet and a luxurious 5-piece ensuite with dual vanities, a deep soaker tub, and separate shower. A second bedroom, full 4-piece bath, mudroom, and convenient main-floor laundry complete this thoughtfully designed level. The fully finished basement offers incredible additional living space with a massive recreation room and stylish wet bar—perfect for entertaining or relaxing. Two additional bedrooms, a full bathroom, ample storage, and a second laundry area add flexibility and function, ideal for guests or multi-generational living. Enjoy the freedom of no water restrictions in this premier golf community - a significant advantage over Calgary, Chestermere, and Strathmore. Low-maintenance living in this quiet, established golf course community just 20

minutes from Calgary and Strathmore. With pond views, mountain views, no neighbours behind, and a premium cul-de-sac location, this home offers the perfect blend of privacy, comfort, and modern design.