



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

23 St. Andrews Close
Lyalta, Alberta

MLS # A2329540



\$450,000

Division:	Lakes of Muirfield		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	977 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Creek/River/Stream/Pond, No Neighbours Behind, Slope		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-26-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

ORIGINAL NEW HOME WARRANTY WAS WITH PROGRESSIVE AND IF THE BUILDER/CONTRACTOR WHO COMPLETES THE BUILD IS ALSO WITH PROGRESSIVE, THEY COULD APPLY FOR NEW HOME WARRANTY ON THIS PROPERTY, This 2025-built semi-detached bungalow offers a modern, open-concept layout with nearly 1,000 sq ft above grade plus a fully finished walk-out basement. The main floor features a bright kitchen with quartz countertops, island, pantry, and vinyl plank flooring, flowing seamlessly into the dining area and living room complete with an electric fireplace. The spacious primary bedroom includes a walk-in closet and 5-piece ensuite with double vanity. A convenient den and 2-piece bath complete the main level. Downstairs, the finished walk-out basement offers two additional bedrooms, a 3-piece bath, family room, and dedicated laundry area. Enjoy the double attached garage and driveway parking, along with a sloped backyard backing onto green space with no neighbours behind. Located in a golf course community with access to walking paths, playgrounds, recreation facilities, and more, with HOA amenities included. Enjoy the freedom of no water restrictions in this premier golf community - a significant advantage over Calgary, Chestermere, and Strathmore. **Property is being sold as-is, where-is, with no warranties or representations. All offers are subject to court approval and must be unconditional. Property has not received final occupancy approval, as permits and final grading remain outstanding.