



GRASSROOTS
REALTY GROUP

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22 St Andrews Close
Lyalta, Alberta

MLS # A2329821



\$599,900

Division:	Lakes of Muirfield		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,449 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Concrete Driveway, Double Garage Attached, Driveway, Garage D		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Views		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Manufactured Floor Joist, Post & Beam, Stone, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Trade in the hustle and bustle of the city for an open blue sky, pond and mountain views! Welcome to the Lakes of Muirfield, a golf course community in Lyalta Wheatland County. The Lakes of Muirfield is only minutes from Strathmore, Calgary and Airdrie with the convenience of school bus services for the kids to Strathmore. It is a close tight-knit neighbourhood where you don't have to worry if you accidentally left your front door unlocked. Your like new semi-detached bungalow welcomes you home with a country architectural design with high vaulted ceilings complimented with modern finish. The gourmet kitchen is a cook's dream with stainless steel appliances including built-in gas stove and wall unit while the large central island is ideal for buffet style entertaining or morning breakfast with the family. The open concept living continues to the dining area overlooking the living room that leads to a good-sized deck towards the peacefulness of the pond. Be spoiled in your primary bedroom with a spa-inspired ensuite and walk-in closet. With over 2,449 square feet of living area, a total of 4 bedrooms and 3 full baths, a huge recreation/games room, there's plenty of room for your family to grow into. Added features include a large laundry area on the main level, walk-in pantry, storage room, huge deck with gas line leading to a flat yard, and a double attached garage. Don't wait, call your favourite Realtor and make this charming home yours!