



GRASSROOTS
REALTY GROUP

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5 St. Andrews Close
Lyalta, Alberta

MLS # A2334515



\$545,000

Division:	Lakes of Muirfield		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	980 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Window coverings

Welcome home to this fully upgraded BUNGALOW WALKOUT with loads of recent upgrades. Located in the golf course community of The Lakes of Muirfield at Lyalta. This private semi-detached home is move-in ready with lots of updates! Immediately be impressed by the abundance of natural light, sunny OPEN FLOOR PLAN, 9 ft ceilings & gleaming hardwood floors. Beautiful warm kitchen with gorgeous GRANITE countertops, stylish tile backsplash, STAINLESS STEEL appliance (new double oven - 2023), plenty of counter space and UPDATED LIGHTING (2023). Large living and dining room spaces are perfect for entertaining with a cozy STONE GAS FIREPLACE (mantel 2021) and spectacular VIEWS. The master suite is a relaxing retreat with 2 CLOSETS, 3-piece spa-like ensuite with an elegant WALK IN SHOWER (2022) and HEATED TILE FLOORS (2021). A spacious main floor office, 2 piece washroom & MAIN FLOOR LAUNDRY (new washer & dryer 2023) completes the upper level. The lower level walk-out boasts 9-foot CEILINGS, has a large family room with sunlight coming in from the oversized windows, 1 Storage Room with tiled floor, 1 Workshop / Storage room, GENEROUS 2nd BEDROOM, flex room. The incredible wide-open views from your upper deck or lower deck with no neighbours behind you. Listen to the peaceful sound of water flowing by from the canal that will make you never want to leave home. Lower deck area a TRUE ESCAPE - private & protected from rain / snow, includes a custom privacy wall and ideal for cozy nights by the a gas firepit. Two-car garage with storage racks above. Enjoy a 15 minute or less walk to the 18-hole golf course, stroll along the canal in minutes, 20 minute drive to Strathmore, Langdon, Chestermere and 25 minutes to the Ring Road, and several grocery stores and shopping centers.

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