



GRASSROOTS
REALTY GROUP

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**7 Kautz Close
Lyalta, Alberta**

MLS # A2336043



\$1,949,000

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,943 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	7 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.49 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/		

Heating:	In Floor, Forced Air, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-26-W4
Exterior:	Stone, Stucco	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Bookcases, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Sauna, See Remarks, Separate Entrance, Steam Room, Walk-In Closet(s)

Inclusions: 4 Season, heated garden office / She Shed, Michael Phelps 18 ft. Swim Spa and Hot Tub, Outdoor Sauna / Steam room

Welcome to an extraordinary residence in the exclusive Muirfield golf course community, where refined luxury, privacy, and breathtaking lake and mountain views come together. Set on a quiet 1/2 acre this remarkable home offers a resort-inspired lifestyle with over 5600.SQFT of living entertaining space and modern technology. From the moment you enter, soaring cathedral ceilings, heated floors, elegant finishes, and expansive windows create an unforgettable first impression. The spectacular gourmet kitchen is designed for both intimate family living and grand entertaining, featuring a six-burner gas stove top, double sink, pot filler, wall oven, built-in microwave, wine fridge, dishwasher, full-size refrigerator/freezer, floor-to-ceiling cabinetry, and an oversized island finished with luxurious marble and granite countertops. A separate butler's/spice kitchen provides additional preparation and storage space. The impressive living room features a dramatic gas fireplace and an entire wall of sliding glass doors opening to a large enclosed covered porch, creating a seamless indoor-outdoor experience. The porch is equipped with rough-ins for a gas BBQ and fire table, perfect for entertaining throughout the seasons. The luxurious primary retreat features a coffered ceiling with integrated lighting, chandelier, patio access, and a generous walk-in closet. The spa-inspired ensuite offers a soaking tub, steam shower, double vanity, and private WC. With five or six bedrooms, every bedroom includes its own ensuite, providing exceptional comfort and privacy for family and guests. The lower level is an entertainer's dream, featuring a spacious recreation area, sophisticated bar with island, wine fridge and dishwasher, dedicated gym, and private cinema with screen, projector, six reclining theatre chairs, and surround-sound. A versatile loft/optional sixth bedroom

offers a private balcony, with sink and wine fridge, built-in entertainment unit, and ensuite — ideal as a guest suite, office, or family retreat. Outdoor living is equally impressive. Relax in the 17-foot swim spa and Hot tub , or unwind in the teak barrel sauna with steam and sauna capabilities. Approximately 2,800 sq. ft. of premium artificial turf surrounds the expansive stamped and poured concrete patio, while stunning lake and mountain views provide a spectacular backdrop. A unique 9' x 11' heated and insulated four-season pub/office is finished to match the home and includes a built-in bar counter, private electrical panel, and internet connection. Additional features include a heated and insulated four-car garage, whole-home Generac generator, smart-home system, security cameras, built-in speakers, air conditioning, underfloor heating, central and baseboard vacuum systems, sprinkler system, radon mitigation system, brand-new roof and gutters, six showers including two steam showers, This is more than a home — it is an extraordinary private retreat designed for those who appreciate space, privacy.