

**40 Muirfield Close**  
**Lyalta, Alberta**

**MLS # A2259180**



**\$760,000**

<b>Division:</b>	Lakes of Muirfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Low Maintenance L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	8-25-26-W4
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	2nd Fridge and Dishwasher in Basement, Storage Shelves in Utility/Storage Room		

Welcome to the Hidden Gem of The Lakes of Muirfield &ndash; Your dream walk-out bungalow awaits. Nestled in the peaceful community of Lyalta, this stunning walk-out bungalow w/ a heated oversized double car garage offers the perfect blend of comfort, style and functionality. With over 3000 sq.ft. of beautifully developed living space, this 3-bedroom, 2.5 bath home is thoughtfully designed for modern living. Step inside a freshly painted main level that radiates natural light and an airy, open-concept layout. The chef-inspired kitchen is a true showstopper, featuring a sleek eat-up island, granite countertops, a spacious corner pantry, and brand-new stainless-steel appliances. The re-sprayed cabinetry adds a crisp, contemporary touch, complimented by updated light fixtures that elevate the ambiance of modern flare. The primary suite is your personal retreat, complete with a generous layout and a spa-like ensuite boasting dual sinks, a luxurious soaker tube, a separate shower, and a walk-in closet ready for your custom vision. Cozy up in the inviting living room, where a corner gas fireplace sets the mood for relaxing evenings. From the dining area, patio doors lead to a west-facing deck &ndash; perfect for sipping your morning coffee or unwinding with a sunset cocktail. And, on warmer days, enjoy the comforts of central air conditioning, keeping your home cool and comfortable. Need a quiet space to work or read? The main floor den offers plenty of natural light and versatility. A stylish 2-piece bath and a convenient main floor laundry room round out the thoughtful layout. Downstairs, the walk-out basement expands your living space with style and serenity. Enjoy a spacious family room with golf course views. A second corner gas fireplace adds warmth and charm, complementing the sleek wet bar that invites effortless entertaining. Two

additional bedrooms, a full 3-piece bath, and a generous storage room to keep everything organized elevate this lower level. Step outside to enjoy a peaceful west-facing backyard designed for relaxation and ease. Enjoy low maintenance landscaping that blends beauty with practicality, accentuated by thoughtfully arranged gardens that add a touch of nature's charm. A spacious shed provides for all your outdoor tools & equipment, keeping everything tidy and within reach. Whether you're downsizing, starting fresh, or simply looking for a peaceful place to call home, this property checks all the boxes. Come experience the charm of The Lakes of Muirfield-where tranquility meets timeless design. Just 15 minutes to Strathmore, Langdon or Chestermere and 20 minutes to Calgary.