



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**36 St Andrews Close  
Lyalta, Alberta**

**MLS # A2270973**



**\$574,900**

<b>Division:</b>	Lakes of Muirfield		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,017 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, High Ceilings, Open Floorplan		

**Inclusions:** N/A

Modern Duplex in Lyalta with Scenic Views Welcome to this stunning, newly built duplex on a large lot in the peaceful community of Lyalta, Alberta. The sleek grey exterior with a striking black accents & roof give this home a contemporary look, while the bright, airy interior featuring white walls, soft cream carpets create a warm and inviting interior atmosphere. The open-concept main floor is designed for both comfort and style. The kitchen boasts stainless steel appliances, including a cooktop, refrigerator, microwave, wall oven and dishwasher. Ample white cabinetry on walls plus island provides plenty of storage, and the adjacent dining area offers a lovely view of the reservoir ponds behind the house! The spacious living room is centered around a stunning electric fireplace, creating a welcoming space for relaxation and entertaining. The entryway features a private office, a convenient 2-piece powder room, and a generous closet for extra storage. The two-car, insulated, and drywalled garage offers easy access and additional storage options. Upstairs, you'll find three generously sized bedrooms, each filled with natural light thanks to large windows. The primary bedroom is a true sanctuary, with a spacious walk-in closet and a luxurious 5-piece ensuite featuring his-and-her sinks, a stand alone bathtub, walk-in shower, and a private toilet. Enjoy a tranquil view of the water from your bedroom every day. The two additional bedrooms share another beautifully appointed 5-piece bathroom, and all three rooms are conveniently located near the upstairs laundry room and a cozy second family room. The full-sized, unfinished basement is ready for your personal touch, with a rough-in for a bathroom and endless possibilities for future expansion. This home features quality materials throughout, such as solid core doors, upgraded carpet and fiber cement siding. Located

just a short walk from a local golf course, this home offers the perfect combination of modern living and natural tranquility. Come see this beautiful duplex for yourself and discover all it has to offer!