



**31 St. Andrews Close
Lyalta, Alberta**

MLS # A2302659



\$659,000

Division:	Lakes of Muirfield		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	1,416 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Desert Back, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-26-W4
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Welcome to an exceptional opportunity in the peaceful golf course community of Lyalta—where modern luxury meets serene, small-town living just a short drive from Calgary. This stunning semi-detached bungalow offers a rare and thoughtfully designed layout featuring 4 bedrooms and 3 full bathrooms, including two primary suites—one on the main floor and one in the fully developed walkout basement—perfect for multi-generational living or added flexibility. Step inside and be immediately impressed by the soaring high ceilings, expansive windows, and bright open-concept design that fills the home with natural light. The main living area flows seamlessly into a modern kitchen with quartz countertops, creating an ideal space for both everyday living and entertaining. The walkout basement expands your living space with a large recreation room, two additional bedrooms (one ideal as a home office), and direct access to the outdoors. Backing onto green space and a tranquil canal, this home offers privacy, views, and a true connection to nature. Complete with a front attached double garage and built with today’s modern finishes and standards, this home is truly move-in ready. Located in a growing golf course community near Muirfield Lakes Golf Club, residents enjoy wide open landscapes, quiet surroundings, and a slower pace of life—while still being within commuting distance to Calgary. Lyalta is known for its tight-knit community feel, scenic views, and access to outdoor lifestyle amenities. If you’ve been searching for a home that offers space, flexibility, and peaceful living without sacrificing modern comfort, this is one you won’t want to miss. Book your private showing today and experience the lifestyle this home has to offer.