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36 St Andrews Close Lyalta, Alberta

MLS # A2270973



\$619,000

Division:	Lakes of Muirfie	eld			
Type:	Residential/Duplex				
Style:	2 Storey, Attached-Side by Side				
Size:	2,017 sq.ft.	Age:	2025 (0 yrs old)		
Beds:	3	Baths:	2 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.10 Acre				
Lot Feat:	Cul-De-Sac, Vie	ews			

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-

Features: 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'Il 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

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