

\$760,000 - 40 Muirfield Close, Lyalta

MLS® #A2259180

\$760,000

3 Bedroom, 3.00 Bathroom, 1,512 sqft

Residential on 0.17 Acres

Lakes of Muirfield, Lyalta, Alberta

Your Dream Walk-Out Bungalow Awaits -
Discover the Hidden Gem of The Lakes of
Muirfield

Tucked into the serene community of Lyalta,
this beautifully appointed walk-out bungalow
offers over 3,000 sq.ft. of thoughtfully
designed living space, blending comfort, style,
and functionality. The heated, oversized
double garage adds convenience, while the
home's layout caters perfectly to modern
living.

Step into a freshly painted main level bathed in
natural light, where an airy open-concept
design welcomes you. The chef-inspired
kitchen is a true centerpiece, showcasing a
sleek eat-up island, granite countertops, a
spacious corner pantry, and brand-new
stainless-steel appliances. Re-sprayed
cabinetry and updated light fixtures add a
crisp, contemporary flair.

The expansive primary suite is a private
retreat, featuring a spa-like ensuite with dual
sinks, a luxurious soaker tub, separate
shower, and a walk-in closet ready for your
custom touch. The cozy living room invites
relaxation with its corner gas fireplace, while
patio doors from the dining area open to a
west-facing deck—ideal for morning coffee or
sunset cocktails. Central air conditioning
ensures year-round comfort.

A bright main floor den offers versatility for
work or quiet reading, complemented by a
stylish 2-piece bath and a convenient laundry
room.



Downstairs, the walk-out basement extends your living space with a spacious family room overlooking the golf course. A second corner gas fireplace adds warmth, while the sleek wet bar sets the stage for effortless entertaining. Two additional bedrooms, a full 3-piece bath, and a generous storage room complete this level with practicality and charm. Outside, the west-facing backyard is designed for low-maintenance enjoyment, featuring beautifully arranged gardens and a spacious shed for all your outdoor essentials. Whether you're downsizing, starting fresh, or seeking a tranquil place to call home, this property delivers. Experience the timeless appeal of The Lakes of Muirfield—just 15 minutes from Strathmore, Langdon, or Chestermere, and only 20 minutes to Calgary.

Built in 2010

Essential Information

MLS® #	A2259180
Price	\$760,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,512
Acres	0.17
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	40 Muirfield Close
Subdivision	Lakes of Muirfield
City	Lyalta

County	Wheatland County
Province	Alberta
Postal Code	T0J 1Y1

Amenities

Amenities	Playground, Dog Park, Golf Course, Other
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Aggregate
# of Garages	2

Interior

Interior Features	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
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), No Neighbours Behind, On Golf Course, Rectangular Lot, Street Lighting, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
Days on Market	48
Zoning	DC-7
HOA Fees	85

HOA Fees Freq. MON

Listing Details

Listing Office RE/MAX Realty Professionals

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.