$1,124,900 - 8 Kautz Close, Lyalta

MLS® #A2229122

$1,124,900
4 Bedroom, 3.00 Bathroom, 1,916 sqft
Residential on 1.01 Acres

Lakes of Muirfield, Lyalta, Alberta

Discover unparalleled craftsmanship and thoughtful design in this 1916 sq ft bungalow in the Lakes of Muirfield. Situated on a pristine one-acre lot, this four-bedroom, three-bathroom home with triple garage and plenty of room to build a large shop! This home offers exceptional value and luxury amenities and is fully serviced with public water and sewer, NO WELL OR SEPTIC TO DEAL WITH.

Key Features:

Open-Concept Main Floor: Bathed in natural light, featuring engineered hardwood and tile flooring throughout (no carpet).
Gourmet Kitchen: Equipped with a dual-fuel five-burner range, noiseless paneled dishwasher, an extended waterfall island, and a walk-in pantry with a coffee station.
Luxurious Primary Suite: Boasts a spa-like ensuite with a steam shower, heated floors, and a walk-through closet conveniently connected to the laundry room.
Fully Finished Lower Level: Includes a large rec room, two bedrooms, a full bathroom, a workshop area, and luxury vinyl plank flooring.
Heated Triple Garage: A standout feature with both radiant and blown air heaters, a dehumidifier, and an epoxy resin floor.
Outdoor Living: Expansive composite decks in both the front and back, a massive backyard with a firepit, and elegant Gemstone lighting.
Room to Grow: The lot accommodates a future

driveway to the backyard, with the potential to build a large accessory building or second garage.

Enjoy modern comforts like central air conditioning, an on-demand hot water heater, and a whole-home water softener. Located just 20 minutes from Calgary and 15 minutes from Strathmore, this home perfectly balances peaceful living with convenient access to city amenities.

Built in 2022

Essential Information

MLS® #	A2229122
Price	$1,124,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,916
Acres	1.01
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	8 Kautz Close
Subdivision	Lakes of Muirfield
City	Lyalta
County	Wheatland County
Province	Alberta
Postal Code	T0J1Y1

Amenities

Amenities	Park, Parking, Playground, Trash, Colf Course
Parking Spaces	8
Parking	Additional Parking, Aggregate, Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached, Workshop in

Garage, Front Drive

# of Garages   3

Interior

Interior Features   Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Steam Room, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Data

Appliances   Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Gas Dryer

Heating   High Efficiency, In Floor, Forced Air, Natural Gas

Cooling   Central Air

Has Basement   Yes

Basement   Finished, Full

Exterior

Exterior Features   Fire Pit, Garden, Rain Barrel/Cistern(s)

Lot Description   Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Street Lighting

Roof   Asphalt Shingle

Construction   Wood Frame, Cement Fiber Board

Foundation   Poured Concrete

Additional Information

Date Listed   June 9th, 2025

Days on Market   33

Zoning   R-1

HOA Fees   85

HOA Fees Freq.   MON

Listing Details

Listing Office   Royal LePage Benchmark