

# \$999,999 - 8 Kautz Close, Lyalta

MLS® #A2229122

**\$999,999**

4 Bedroom, 3.00 Bathroom, 1,916 sqft

Residential on 1.01 Acres

Lakes of Muirfield, Lyalta, Alberta

Exceptional Bungalow on a One-Acre Lot in the Lakes of Muirfield â€” Plenty of Room for Your Dream Shop!!!

Welcome to this beautifully designed and impeccably maintained 1,916 sq ft bungalow, located in the prestigious gated community of the Lakes of Muirfield. Set on a rare and expansive one-acre lot, this property offers a unique combination of refined living, functional space, and exceptional potentialâ€”including ample room to build a large shop or additional garage. The size and layout of the lot allow for future expansion, with a roughed-in driveway leading to the backyard, making it easy to add a shop, detached garage, or accessory building with ease.

This four-bedroom, three-bathroom home is fully serviced with municipal water and sewer, meaning you wonâ€™t have to deal with the hassle of a well or septic system. From the moment you step inside, the quality of craftsmanship and thoughtful design is evident throughout. The open-concept main floor is flooded with natural light and features engineered hardwood and tile flooring throughout, creating a clean, seamless feel with no carpet in sight. The gourmet kitchen is a chefâ€™s dream, complete with a dual-fuel five-burner range, a quiet paneled dishwasher, an extended waterfall island, and a spacious walk-in pantry that includes a built-in coffee station. The primary bedroom is a luxurious retreat, offering a spa-inspired ensuite with a steam shower, heated floors, and a generous



walk-through closet that connects directly to the laundry room for added convenience.

The fully finished lower level provides even more living space, with a large rec room, two additional bedrooms, a full bathroom, a workshop area, and durable luxury vinyl plank flooring. The heated triple garage is a standout feature, boasting both radiant and forced-air heating, an integrated dehumidifier, and a professional epoxy resin floor—perfect for car enthusiasts, storage needs, or hobbies.

Outdoor living is equally impressive, with expansive composite decks at both the front and back of the home, a beautifully maintained backyard with a firepit, and elegant Gemstone lighting to enhance the home’s curb appeal. Additional features include central air conditioning, an on-demand hot water system, and a whole-home water softener. Located just 20 minutes from Calgary and 15 minutes from Strathmore, this home offers the perfect balance of peaceful rural living and convenient access to urban amenities. With plenty of room to grow and endless possibilities, this one-acre property is a rare opportunity that combines luxury, space, and flexibility.

Built in 2022

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2229122  |
| Price          | \$999,999 |
| Sold Price     | \$999,999 |
| 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   | Sold                             |

### Community Information

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

### Amenities

|                |                                                                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Golf Course, Parking, Playground, Park, Trash                                                                                                             |
| Utilities      | Cable Connected, Electricity Connected, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Sewer Connected, Water Connected        |
| Parking Spaces | 8                                                                                                                                                         |
| Parking        | Additional Parking, Aggregate, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached, Workshop in Garage |

### Interior

|                   |                                                                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Stone Counters, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Steam Room, Storage, Tankless Hot Water, Wired for Data, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garburator, Garage Control(s), Gas Dryer, Gas Range, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Washer, Water Softener                                                                                                 |
| Heating           | Forced Air, High Efficiency, In Floor, Natural Gas                                                                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                                                                                                                                               |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Rain Barrel/Cistern(s)                                                                             |
| Lot Description   | Backs on to Park/Green Space, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Garden, Lawn, Low Maintenance |

|              |                                                              |
|--------------|--------------------------------------------------------------|
|              | Landscape, Landscaped, No Neighbours Behind, Street Lighting |
| Roof         | Asphalt Shingle                                              |
| Construction | Cement Fiber Board, Wood Frame                               |
| Foundation   | Poured Concrete                                              |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | June 9th, 2025    |
| Date Sold      | August 24th, 2025 |
| Days on Market | 76                |
| Zoning         | R-1               |
| HOA Fees       | 85.00             |
| HOA Fees Freq. | MON               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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