

\$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
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,916
Acres	1.01
Year Built	2022
Type	Residential

Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

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

Amenities

Amenities	Golf Course, Park, Parking, Playground, Trash
Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected, Cable Connected, High Speed Internet Available
Parking Spaces	8
Parking	Additional Parking, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached, Workshop in Garage, Aggregate
# 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	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 9th, 2025
Days on Market	73
Zoning	R-1
HOA Fees	85
HOA Fees Freq.	MON

Listing Details

Listing Office	Royal LePage Benchmark
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