

# \$1,487,000 - 3 Kautz Close, Lyalta

MLS® #A2233920

**\$1,487,000**

5 Bedroom, 3.00 Bathroom, 2,704 sqft

Residential on 0.49 Acres

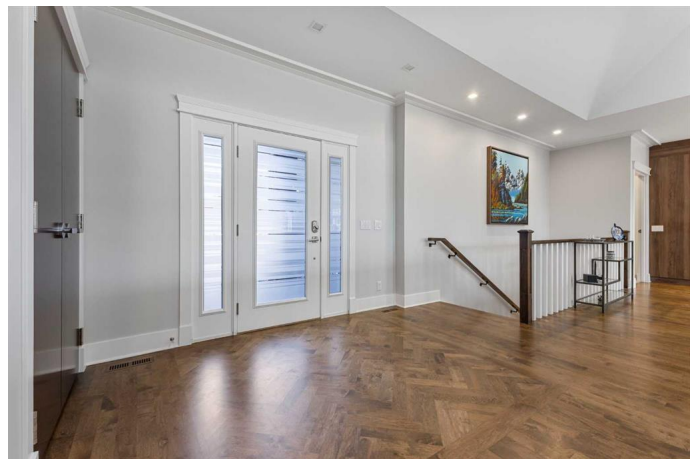
Lakes of Muirfield, Lyalta, Alberta

Welcome to this stunning 2,704 sq ft executive bungalow, offering 5 bedrooms and 3 bathrooms, nestled on a beautifully landscaped and private half-acre lot backing onto a tranquil pond. This custom-built home is packed with high-end features and thoughtful design throughout.

Enjoy the ultimate in comfort with heated bathroom floors, solid maple hardwood on the main floor, and a spacious layout that includes a grand living room with a cozy fireplace and built-in TV – perfect for hosting friends on hockey night.

The gourmet kitchen boasts premium Sub-Zero and Miele appliances, ideal for the home chef. The main level offers 3 bedrooms (or 2 plus a fully furnished office with custom built-in credenza), while the fully developed basement is an entertainer's dream: massive family room with fireplace and media wall, games area with bar and pool table, and two additional bedrooms with a full bathroom. There's also a cold room that's soundproofed, plumbed for a bathroom, and designed as a disaster-safe space.

Outside, relax year-round on the covered deck featuring a hot tub and outdoor natural gas fireplace. A wood-burning fireplace under the gazebo provides an ideal spot for cozy evenings. The property also includes a 300 sq ft heated workshop with its own sub-panel,



and a separate 120 sq ft storage shed.

Additional highlights: mountain views, 200 amp electrical service, radon mitigation system, and convenient location just 15 minutes from Strathmore and 20 minutes from Calgary.

Donâ€™t miss this rare combination of luxury, privacy, and rural serenity!

Built in 2018

**Essential Information**

MLS® #	A2233920
Price	\$1,487,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,704
Acres	0.49
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	3 Kautz Close
Subdivision	Lakes of Muirfield
City	Lyalta
County	Wheatland County
Province	Alberta
Postal Code	T0J 1Y1

**Amenities**

Amenities	Colf Course, Other
Parking Spaces	10
Parking	220 Volt Wiring, Additional Parking, Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Quad or More Attached, See

	Remarks
# of Garages	4
<b>Interior</b>	
Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Skylight(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Convection Oven, Dishwasher, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Induction Cooktop
Heating	Central, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Basement, Masonry, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond, Cul-De-Sac, Garden, Landscaped, Private, Street Lighting, Gazebo
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	June 28th, 2025
Days on Market	34
Zoning	DC-7
HOA Fees	85
HOA Fees Freq.	MON

## Listing Details

Listing Office	CIR Realty
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