

\$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

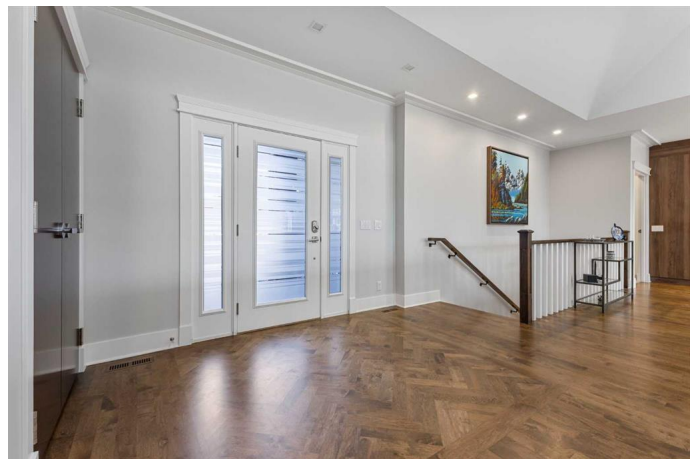
Lakes of Muirfield, Lyalta, Alberta

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

	Wiring
# of Garages	4

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Convection Oven, 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, Cul-De-Sac, Garden, Landscaped, Private, Street Lighting, Creek/River/Stream/Pond, Gazebo
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2025
Days on Market	8
Zoning	DC-7
HOA Fees	85
HOA Fees Freq.	MON

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®®, Multiple Listing Service® 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.