



36 St Andrews Close , Lyalta, Alberta - \$639,000



Main Photo

Property Description

Modern Duplex in Lyalta with Scenic Views

Welcome to this stunning, newly built duplex on a large lot in the peaceful community of Lyalta, Alberta. The sleek grey exterior with a striking black accents & roof give this home a contemporary look, while the bright, airy interior featuring white walls, soft cream carpets create a warm and inviting interior atmosphere.

The open-concept main floor is designed for both comfort and style. The kitchen boasts stainless steel appliances, including a cooktop, refrigerator, microwave, wall oven and dishwasher. Ample white cabinetry on walls plus island provides plenty of storage, and the adjacent dining area offers a lovely view of the reservoir ponds behind the house! The spacious living room is centered around a stunning electric fireplace, creating a welcoming space for relaxation and entertaining.

The entryway features a private office, a convenient 2-piece powder room, and a generous closet for extra storage. The two-car, insulated, and drywalled garage offers easy access and additional storage options.

Upstairs, you'll find three generously sized bedrooms, each filled with natural light thanks to large windows. The primary bedroom is a true sanctuary, with a spacious walk-in closet and a luxurious 5-piece ensuite featuring his-and-her sinks, a stand alone bathtub, walk-in shower, and a private toilet. Enjoy a tranquil view of the water from your bedroom every day. The two additional bedrooms share another beautifully appointed 5-piece bathroom, and all three rooms are conveniently located near the upstairs laundry room and a cozy second family room.

The full-sized, unfinished basement is ready for your personal touch, with a rough-in for a bathroom and endless possibilities for future expansion. This home features quality materials throughout, such as solid core doors, upgraded carpet and fiber cement siding.

Located just a short walk from a local golf course, this home offers the perfect combination of modern living and natural tranquility. Come see this beautiful duplex for yourself and discover all it has to offer!

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