



THE
A-TEAM

**RE/MAX
FIRST**

303 MUIRFIELD Crescent, Lyalta T0J1Y1

MLS®#: **A2110330**

Area: **Lakes of Muirfield**

Listing Date: **03/11/24**

List Price: **\$849,900**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Lyalta**
Year Built: **2023**
Lot Information
Lot Sz Ar: **6,745 sqft**
Lot Shape: **56 x 128**

Finished Floor Area

Abv Sqft: **1,795**
Low Sqft:
Ttl Sqft: **1,795**

DOM

69
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Creek/River/Stream/Pond,Front Yard**
Park Feat: **Aggregate,Garage Door Opener,Garage Faces Front,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Cement Fiber Board,Stone,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`0" x 9`8"	Bedroom	Main	9`6" x 11`8"
Living Room	Main	13`8" x 15`2"	Kitchen With Eating Area	Main	12`6" x 14`8"
Bedroom - Primary	Main	12`8" x 12`10"	4pc Bathroom	Main	
5pc Ensuite bath	Main		Bedroom	Lower	11`10" x 13`11"

Walk-In Closet
Media Room
Bedroom
Furnace/Utility Room

Lower
Lower
Lower
Lower

8`0" x 5`0"
25`6" x 19`6"
11`10" x 13`11"
27`0" x 20`4"

4pc Bathroom
Game Room
Walk-In Closet

Lower
Lower
Lower

18`8" x 15`2"
8`0" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211277

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to this stunning 1795 square foot, 5-bedroom walkout bungalow, where modern luxury and serene living intertwine seamlessly. Nestled along the scenic canal, this stunning home offers an open-concept design that is both spacious and inviting. As you step inside, you'll immediately be captivated by the abundant natural light filtering through the oversized windows, framing breathtaking views of the tranquil canal. The open concept layout effortlessly combines the living, dining, and kitchen areas, creating a seamless flow that's perfect for both family gatherings and entertaining guests. The heart of the home is the expansive living area, adorned with high ceilings. The kitchen boasts top-of-the-line appliances, sleek cabinetry, and a central island that doubles as a breakfast bar. Whether you're hosting a dinner party or simply enjoying a quiet evening in, this space caters to every culinary need. The master bedroom, with its own panoramic view of the canal, offers a private retreat where you can unwind and recharge. It features a five piece ensuite bathroom complete with modern fixtures, a spa-like bathtub, and a separate shower. The two additional bedrooms are generously sized, providing comfort and convenience for family members or guests. One of the most exceptional features of this home is the oversized triple attached garage, providing ample space for vehicles, storage, and even a workshop area. Another highlight of this property is the walkout basement, which seamlessly extends the living space outdoors. Imagine enjoying a morning coffee on the patio or hosting a summer barbecue . In summary, this 1795 square foot 5-bedroom walkout bungalow is an architectural gem that effortlessly combines open-concept living, modern elegance, and a connection to nature. Lakes of Muirfield is a golf course community close to amenities and great access to Strathmore and Calgary.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









