

303 MUIRFIELD Crescent, Lyalta T0J1Y1

MLS®#:	A2110330	Area:	Lakes of Muirfield	Listing	03/11/24	List Price: \$849,900
				Date:		
Status:	Active	County:	Wheatland County	Change:	None	Association: Fort McMurray



General Information	<u>l</u>			DOM	
Prop Type:	Residential			69	
Sub Type:	Detached			<u>Layout</u>	
City/Town:	Lyalta	Finished Floor Ar	ea	Beds:	5 (3 2)
Year Built:	2023	Abv Sqft:	1,795	Baths:	3.0 (3 0)
Lot Information		Low Sqft:		Style:	Bungalow
Lot Sz Ar:	6,745 sqft	Ttl Sqft:	1,795		
Lot Shape:	56 x 128			<u>Parking</u> Ttl Park:	6
				Garage Sz:	3
Access:					
Lot Feat:	Back Yard, Backs	s on to Park/Green Sp	bace,Close to Clubho	use,Creek/River/Stream	/Pond,Front Yard

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

Roof:	Asphalt Shingle)		Construction:				
Heating:	Forced Air			Cement Fiber Board, Stone, W	Cement Fiber Board,Stone,Wood Frame			
Sewer:	ewer: Flo				Flooring:			
Ext Feat:	Private Yard			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								
Kitchen Appl:		Built-In Oven, Dishwa	asher,Dryer,Garage Control(s),Gas Co	ooktop,Microwave,Refrigerator,Washe	r			
Kitchen Appl: Int Feat:		Built-in Features,Clo		•		en Floorplan,Pantry,Stone Counters,Vinyl		
Int Feat:		-		•		en Floorplan,Pantry,Stone Counters,Vinyl		
••		Built-in Features,Clo		Ceilings,Kitchen Island,No Animal Home		en Floorplan,Pantry,Stone Counters,Vinyl		
Int Feat:		Built-in Features,Clo		•		en Floorplan,Pantry,Stone Counters,Vinyl		
Int Feat:		Built-in Features,Clo		Ceilings,Kitchen Island,No Animal Home		en Floorplan,Pantry,Stone Counters,Vinyl		
Int Feat:		Built-in Features,Clo Windows	oset Organizers,Double Vanity,High C	Ceilings, Kitchen Island, No Animal Home Room Information	e,No Smoking Home,Op			
Int Feat: Utilities:		Built-in Features,Clo Windows Level	oset Organizers,Double Vanity,High C Dimensions	Ceilings,Kitchen Island,No Animal Home Room Information Room	e,No Smoking Home,Op Level	Dimensions		
Int Feat: Utilities: <u>Room</u> Bedroom		Built-in Features,Clo Windows Level Main	Dimensions 11`0" x 9`8"	Ceilings, Kitchen Island, No Animal Home Room Information Room Bedroom	e,No Smoking Home,Op Level Main	<u>Dimensions</u> 9`6" x 11`8"		

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 Legal/Tax/Financial	Lower Lower Lower	18`8" x 15`2" 8`0" x 5`0"
Title: Fee Simple Legal Desc:	2211277	Zoning: R-1	Remarks		
Pub Rmks: Inclusions: Property Listed By:	canal, this stunning he natural light filtering t dining, and kitchen are area, adorned with hig hosting a dinner party canal, offers a private a separate shower. Th exceptional features o of this property is the barbecue . In summary	ome offers an open-concept design through the oversized windows, fra- eas, creating a seamless flow that's the ceilings. The kitchen boasts top- or simply enjoying a quiet evening retreat where you can unwind and e two additional bedrooms are gen f this home is the oversized triple a walkout basement, which seamless y, this 1795 square foot 5-bedroom ction to nature. Lakes of Muirfield	that is both spacious and inviti ming breathtaking views of the s perfect for both family gather of-the-line appliances, sleek ca g in, this space caters to every of recharge. It features a five piec erously sized, providing comfor attached garage, providing amp sly extends the living space out walkout bungalow is an archite	ing. As you step inside, you'l e tranquil canal. The open con rings and entertaining guests abinetry, and a central island culinary need. The master be ece ensuite bathroom complet rt and convenience for family ple space for vehicles, storag tdoors. Imagine enjoying a m ectural gem that effortlessly	ntertwine seamlessly. Nestled along the scenic II immediately be captivated by the abundant incept layout effortlessly combines the living, s. The heart of the home is the expansive living I that doubles as a breakfast bar. Whether you're edroom, with its own panoramic view of the ette with modern fixtures, a spa-like bathtub, and y members or guests. One of the most ge, and even a workshop area. Another highlight horning coffee on the patio or hosting a summer combines open-concept living, modern cess to Strathmore and Calgary.

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













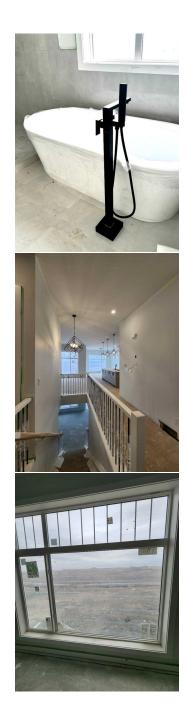












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