



THE
A-TEAM

**RE/MAX
FIRST**

689 MURIFIELD Crescent, Lyalta T0J1Y1

MLS® #: **A2110705** Area: **Lakes of Muirfield** Listing Date: **04/26/24** 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: **2024**
Lot Information
Lot Sz Ar: **7,265 sqft**
Lot Shape: **61 X 131 FEET**

Finished Floor Area

Abv Sqft: **1,663**
Low Sqft:
Ttl Sqft: **1,663**

DOM

24
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:
Lot Feat: **Back Yard**
Park Feat: **Aggregate, Garage Door Opener, Insulated, Oversized, Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer**
Int Feat: **Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	9`8" x 9`2"	Mud Room	Main	7`8" x 5`8"
Bedroom	Main	9`6" x 10`6"	4pc Bathroom	Main	
Kitchen	Main	9`6" x 15`10"	Dining Room	Main	10`0" x 10`0"
Living Room	Main	12`4" x 14`2"	Walk-In Closet	Main	148`6" x 4`10"
Bedroom - Primary	Main	12`6" x 13`8"	Game Room	Lower	25`6" x 19`0"
Game Room	Lower	20`1" x 14`0"	Bedroom	Lower	11`10" x 13`11"
Walk-In Closet	Lower	8`0" x 5`0"	Bedroom	Lower	11`10" x 13`11"
Walk-In Closet	Lower	8`0" x 5`0"	Furnace/Utility Room	Lower	15`6" x 13`2"
5pc Ensuite bath	Main		4pc Bathroom	Lower	

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-1
Legal Desc:	2211271

Remarks

Pub Rmks:	<p>This luxurious bungalow nestled within a serene golf course community offers an unparalleled blend of elegance, comfort, and functionality. Boasting four spacious bedrooms along with a versatile den, this home provides ample space for both relaxation and productivity. Upon entry, you're greeted by an inviting foyer that seamlessly flows into the open-concept living area with vaulted ceilings. Large windows flood the space with natural light, accentuating the rich vinyl plank floors and contemporary finishes throughout. The heart of the home is the gourmet kitchen, which features premium stainless steel appliances, quartz countertops, and an expansive island perfect for meal preparation and casual dining. Adjacent to the kitchen sits dining nook and living room overlooking the backyard and golf course beyond. The grandeur of the primary bedroom cannot be overstated, offering a true retreat with its spa-like ensuite bathroom complete with a luxurious soaking tub, a walk-in glass-enclosed shower, and dual vanities. The oversized walk-in closet provides ample storage space, ensuring organization and convenience. An additional well-appointed bedrooms offer comfortable accommodations for family members or guests, while the den provides a versatile space ideal for a home office or library. A large laundry room with sink and walk in pantry complete this level. Entertainment options abound in the fully finished basement, boasting a spacious recreation room, a home theater area, and a wet bar perfect for hosting gatherings or relaxing with loved ones. Two more bedrooms and full bath can also be found. Car enthusiasts will delight in the oversized triple garage, providing ample space for vehicles, storage, and hobbies. The expansive driveway offers additional parking for guests. This exquisite bungalow offers the epitome of luxury living in a prestigious golf course community, providing an exceptional opportunity to enjoy resort-style amenities and a tranquil lifestyle.</p>
Inclusions:	N/A
Property Listed By:	Royal LePage Benchmark

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