



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**432 MUIRFIELD Crescent, Lyalta T0J 1Y1**

MLS® #: **A2112658**

Area: **Lakes of Muirfield**

Listing Date: **03/13/24**

List Price: **\$784,900**

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: **6,974 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,674**  
Low Sqft:  
Ttl Sqft: **1,674**

DOM

**67**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **5**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**  
Park Feat: **Aggregate,Triple Garage Attached**

Utilities and Features

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

Construction: **Concrete,Stone,Stucco**  
Flooring: **Carpet,Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator**  
Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**  
Utilities: **Electricity Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Office</b>	<b>Main</b>	<b>10`0" x 11`9"</b>
<b>Nook</b>	<b>Main</b>	<b>12`4" x 6`4"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`0" x 9`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`2" x 9`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`3" x 5`8"</b>
<b>Other</b>	<b>Basement</b>	<b>8`0" x 9`2"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>11`1" x 5`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 12`6"</b>
<b>Family Room</b>	<b>Main</b>	<b>21`8" x 12`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`2" x 12`0"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>9`7" x 10`6"</b>
<b>Living Room</b>	<b>Basement</b>	<b>29`5" x 35`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`1" x 13`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`10" x 11`2"</b>

Furnace/Utility Room	Basement	18`8" x 7`7"	Legal/Tax/Financial
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>R-1</b>	
	<b>2211277</b>		Remarks
Pub Rmks:	<b>Welcome to Lakes of Muirfield, where tranquility meets luxury living. Nestled within the private community of Wheatland County, this stunning property is a testament to elegance and comfort. Standing proudly with a south west backyard with beautiful views of the trees and canal. This soon-to-be-built walkout bungalow boasts a spacious 3-car garage and encompasses a generous 3031 square feet of living space. As you step through the threshold, you'll immediately notice the meticulous attention to detail and the thoughtful design elements that adorn every corner of this home. The main floor greets you with warmth and sophistication, featuring two bedrooms and two baths for your utmost convenience. An additional office and flex room offer versatility, whether you're seeking a quiet workspace or a cozy retreat. The kitchen nook provides the perfect spot for enjoying your morning coffee, overlooking the serene green space and canal, offering unparalleled privacy and tranquility. Venture downstairs to discover the fully finished walk out basement. Here, you'll find two more bedrooms, ideal for accommodating guests or expanding your family. The living room beckons you to unwind and relax, while the wet bar stands ready to facilitate memorable gatherings and entertaining. A three-piece bathroom adds to the convenience and comfort of this lower level retreat. Step outside to experience the true essence of outdoor living. The upper back deck invites you to soak in the picturesque views and savor the fresh air, while the lower patio provides a private oasis for al fresco dining or simply basking in the beauty of your surroundings. In Lakes of Muirfield, every day feels like a vacation. Whether you're taking a leisurely stroll along the community trails, perfecting your swing at the nearby golf course, or simply enjoying the serenity of nature, this is more than just a home - it's a lifestyle. Don't miss your chance to make this dream home a reality. Contact us today to learn more about this exceptional property and embark on the journey to luxury living in Lakes of Muirfield.</b>		
Inclusions: Property Listed By:	<b>none</b> <b>Royal LePage Benchmark</b>		

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



