



THE
A-TEAM

**RE/MAX
FIRST**

669 MUIRFIELD Crescent, Lyalta T0J 1Y1

MLS® #: **A2123234** Area: **Lakes of Muirfield** Listing Date: **04/16/24** List Price: **\$710,000**
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: **7,954 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,480**
Low Sqft:
Ttl Sqft: **1,480**

DOM

33
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **4**

Access:

Lot Feat: **Backs on to Park/Green Space, On Golf Course**
Park Feat: **Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **See Remarks**
Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`7" x 14`9"	Kitchen	Main	13`4" x 8`6"
Great Room	Main	13`6" x 20`0"	5pc Ensuite bath	Main	0`0" x 8`2"
Bedroom	Main	10`0" x 13`0"	4pc Bathroom	Main	8`0" x 5`0"
Mud Room	Main	6`0" x 9`4"	Dining Room	Main	13`4" x 11`6"
Bedroom	Basement	1`0" x 1`0"	Bedroom	Basement	1`0" x 1`0"
4pc Bathroom	Basement				

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **607**

Legal Desc:

2211271

Remarks

Pub Rmks:

Value like this is rare! TRIPLE CAR GARAGE / FINISHED BASEMENT / WALKOUT / BACKING ONTO THE GOLF COURSE. This home is approaching completion, roughly 1 to 2 months out, and depending on the time, there may be a chance to make some selections. Vanity Homes has built over 500+ homes and has built many in the gated community of the Lakes of Muirfield. How often can you move into a brand new home this quickly? On the mainfloor, you will find 2 large bedrooms, 9 ft ceilings and 2 full beautiful bathrooms with quartz countertops. Enjoy a dream kitchen with a large quartz island, wall mounted oven & microwave and a gas cook top. To top it off, enjoy a huge 76" x 130" lot backing on to a beautiful golf course. There is a specs sheet included in the supplements. This home offers over 1480 sq ft of living space on the main floor and a huge FINISHED WALK-OUT basement with 2 bedrooms, 1 full bathroom, rec room and an insulated/drywalled triple car garage (Measurements are builder measurements, RMS Measurements will be calculated at a later stage when possible). Some of the specs which is already included are: stucco & stone exterior, Low-E Windows, knockdown ceilings, electric fireplace & more. Please note that when comparing to other areas, the value here is hard to miss, notice that you're getting a significantly larger lot, materials that are usually an expensive upgrade such as stucco exterior and aggregate concrete steps/driveway and all at a better price. Book a showing with your favorite Realtor today! Rendering may not be an accurate representation of the finished product and also the images are of a comparable home and specs may not be the same. Basement measurements to be determined later. If you would like to build from scratch, there are a couple options available.

Inclusions:

See Remarks

Property Listed By:

Real Broker

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



