



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**492 MUIRFIELD Crescent, Lyalta T0J1Y1**

MLS® #: **A2134889** Area: **Lakes of Muirfield** Listing Date: **05/23/24** List Price: **\$809,000**  
 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: **7,806 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,859**  
 Low Sqft:  
 Ttl Sqft: **1,859**

DOM

**33**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Yard,Close to Clubhouse,On Golf Course,Sloped Down**  
 Park Feat: **Additional Parking,Concrete Driveway,Driveway,Garage Faces Front,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt**  
 Heating: **ENERGY STAR Qualified Equipment,Forced Air,Humidity Control,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction: **Cement Fiber Board**  
 Flooring: **Ceramic Tile,Laminate**  
 Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Electric Oven,Garage Control(s),Gas Cooktop,Gas Dryer,Gas Water Heater,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**

Int Feat: **Double Vanity,High Ceilings,No Animal Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>11`8" x 4`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>17`5" x 9`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>19`6" x 16`2"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>13`6" x 7`8"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>12`5" x 15`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>17`0" x 9`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`2" x 13`11"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>15`2" x 6`8"</b>
<b>Cold Room/Cellar</b>	<b>Lower</b>	<b>39`3" x 29`3"</b>

Furnace/Utility Room

Lower

12`10" x 11`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2211277

Zoning:

R-1

Remarks

Pub Rmks:

**This executive home looks out over the fairway in both the front and back. With abundant windows the outside has effectively been brought into the home with big open spaces that make you feel great! Enter into the home and you are immediately captivated by the view, big sky and beautiful colors. Open tread staircase allow natural light to flow straight through the home to the front door. The living and dining room are across the back of the house capitalizing on the beautiful windows. Massive deck off the living room allowing you to enjoy the view inside or out. Great entertaining space with gas hookup for your BBQ. The kitchen is thoughtfully designed for a working chef. 6 burner stovetop, gas or electric oven and an upscale microwave drawer. Fridge is new black stainless with water and ice maker built in. Dishwasher is hidden in the cabinet for an upscale, clean look. The main floor bedroom is spacious and sits beside a full bath for the main level. Upstairs the design of the home comes to life. The master is oversized with windows on each side that allow views in the front and back of the home. You can lay in bed and watch both the sunrise and sunset! Second floor deck over the garage is a perfect place for morning coffee or to lay and read in the afternoon. Ensuite has a large oversized shower with rain, hand wash and wall mounted options. You can choose one or two shower heads at a time. Double vanity with massive mirrors. From the bath, move into the laundry area and then into a large walkin closet that looks over the front fairway. Back yard is spacious too. You'll love this home, come and have a look!**

Inclusions:

Property Listed By:

Gas Fireplace

Royal LePage METRO

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











