



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2140308** Area: **Lakes of Muirfield** Listing Date: **06/14/24** List Price: **\$899,900**  
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Lyalta**  
 Year Built: **2016**  
Lot Information  
 Lot Sz Ar: **6,706 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,087**  
 Low Sqft:  
 Ttl Sqft: **3,087**

DOM

**106**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,No Neighbours Behind,Landscaped,On Golf Course**  
 Park Feat: **Aggregate,Garage Door Opener,Garage Faces Side,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Garden,Lighting,Private Yard,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Oven-Built-In,Refrigerator,Trash Compactor,Washer,Water Purifier,Water Softener,Window Coverings,Wine Refrigerator**  
 Int Feat: **Bathroom Rough-in,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Vinyl Windows,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`0"	Dining Room	Main	13`11" x 11`6"
Kitchen	Main	19`3" x 18`7"	Laundry	Main	7`10" x 8`11"
Living Room	Main	16`3" x 14`1"	Living Room	Main	14`1" x 12`5"
Bedroom	Main	13`8" x 9`4"	3pc Bathroom	Second	8`2" x 4`11"

**4pc Bathroom**  
**Bedroom**  
**Family Room**  
**Bedroom - Primary**

**Second**  
**Second**  
**Second**  
**Second**

**5`0" x 8`2"**  
**12`2" x 9`11"**  
**18`7" x 16`1"**  
**19`0" x 16`2"**

**5pc Ensuite bath**  
**Bedroom**  
**Loft**  
**Walk-In Closet**

**Second**  
**Second**  
**Second**  
**Second**

**14`8" x 12`6"**  
**12`2" x 10`0"**  
**13`9" x 13`7"**  
**9`5" x 6`8"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2211271**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**Backing on to the Muirfield Lakes Golf Course | Walkout Basement | Triple Car Garage | Extended Aggregate Driveway | Central Air | Expansive Living Space | Main Level Office | 3087 SqFt | Stunning Finishes | Built-in Stainless Steel Appliances | Full Height Cabinets | Large Windows | Chandeliers | Wired for Sound | Security System. Welcome to the stunning 2-storey home boasting 3087 SqFt with vast views of the beautiful Muirfield Lakes Golf Course. This beautiful home holds 4 bedrooms, 3.5 bathrooms, an expansive living space and tons of upgrades. The front door opens to a grand foyer with xxx high ceilings and a curved staircase to the upper level. The front sitting room is spacious and comfortable for day seating. The formal dining room is a great space for entertaining friends and family for planned dinners. The open floor plan kitchen, dining and living rooms are the heart of the home. The kitchen is a chef's dream; finished with quartz countertops, full height cabinets, built-in stainless steel appliances, a corner pantry and a large centre island with barstool seating. The dining room is well lit with natural light as its framed with windows that face the golf course. The door off the dining room leads to the large balcony. The living room is centred with a gas fireplace with a stone floor to ceiling accent wall behind. The built in shelving that frames the fireplace is a great space for decor! The living room is outfitted with an entertainment system for when you're entertaining guests. The main level bedroom is currently being used as an office for a work-from-home lifestyle. Off the interior garage door is the mudroom and laundry with shelving! The main level is complete with a 2pc bathroom. Head up the statement piece curved staircase to the upper level with 3 large bedrooms, 3 full bathrooms and 2 bonus rooms. The loft space at the top of the staircase is an open vibe with views to the main level below. The family room at the front of the home is a great space to unwind in the evenings with the family. This space has a 4pc bathroom with a tub/shower combo. The primary bedroom opens with French doors to a beautiful and comfortable massive bedroom with views of the golf course. The primary has a private 5pc ensuite bathroom with a deep soaking jet tub, walk-in shower and double vanities. Through the ensuite is a walk-in closet! Bedrooms 2 & 3 on the upper level are both spacious, these each have walk-in closets too. These bedrooms are separated by the main 4pc bathroom with a tub/shower combo. Downstairs, the walkout basement is unfinished allowing you to create a space custom to you! This level is 1406 SqFt totaling the home to 4493 SqFt! The triple attached garage and exposed aggregate driveway add to functionality and curb appeal! This home is located 25 minutes from Calgary City limits on Country Hills Drive NE and is an easy commute to the City & Calgary International Airport. Hurry and book your showing at this incredible home today!**

Inclusions:  
Property Listed By:

**Speakers in family room, security system**  
**RE/MAX Crown**

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