



THE
A-TEAM

**RE/MAX
FIRST**

320 MUIRFIELD Crescent, Lyalta T0J 1Y1

MLS®#: **A2144245** Area: **Lakes of Muirfield** Listing Date: **07/02/24** List Price: **\$749,900**
 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: **6,700 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,310**
 Low Sqft:
 Ttl Sqft: **2,310**

DOM

76
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,No Neighbours Behind,Views**
 Park Feat: **Aggregate,Drive Through,Garage Door Opener,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 5`6"	Flex Space	Main	9`10" x 9`2"
Great Room	Main	15`8" x 13`6"	4pc Bathroom	Upper	5`0" x 11`6"
Bedroom - Primary	Upper	15`0" x 12`6"	Bonus Room	Upper	11`9" x 9`9"
Bedroom	Upper	11`0" x 9`10"	Bedroom	Upper	10`10" x 9`10"
Kitchen	Main	12`6" x 11`6"	Nook	Main	13`2" x 11`0"
5pc Ensuite bath	Upper	8`8" x 11`5"	Walk-In Closet	Upper	8`10" x 7`6"
Walk-In Closet	Upper	5`6" x 4`4"	Laundry	Upper	5`0" x 6`3"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2211277**

Zoning: **R-1**

Remarks

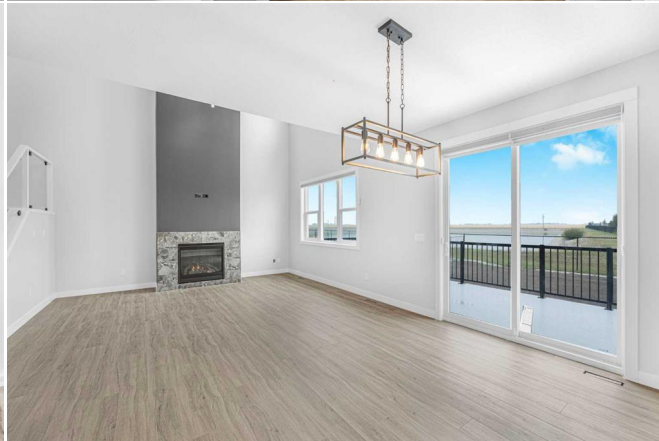
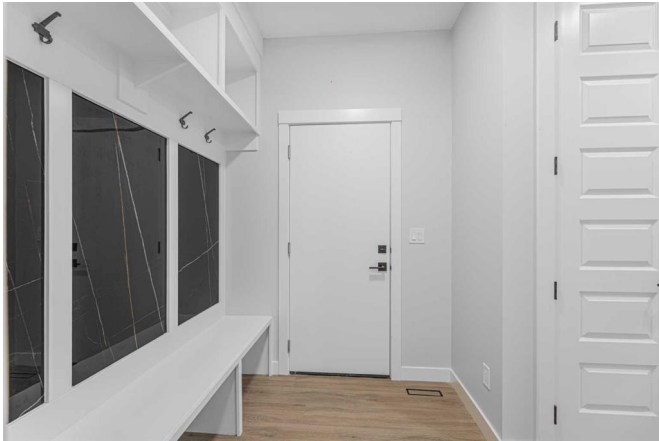
Pub Rmks: **You will love this spacious two story home with beautiful mountain views and no neighbors behind you. The first thing you will notice as you enter the main floor is the open to below accentuated with custom wall features. Step in to the open concept living room/kitchen /dining an open and airy space, accentuated by a two-story fireplace that serves as a dramatic and cozy focal point. The open concept design on the main floor seamlessly connects the kitchen, dining area, and living room, creating an inviting space perfect for both daily living and entertaining. The kitchen is equipped with a large island and ample counter space, ideal for cooking and gathering as well as a walk through pantry for added convenience. There is plenty of windows looking out on to the private west backyard and deck. The main floor also has a flex room that can be used as an office or extra bedroom and a 1/2 bath. The second floor continues to impress with multiple bedrooms, including a spacious primary suite that offers a luxurious retreat. The 5 piece ensuite is well-appointed with modern fixtures, enhancing comfort and convenience and you walk from the ensuite to the closet to the laundry room. Two more good sized bedrooms and a full bath are also found on the level. Additionally, the second floor features a spacious bonus room overlooking the living room and perfect for relaxation or entertainment. The design ensures that natural light flows throughout the room and connects the spaces together. An oversized triple garage with a convenient drive-through door at the back provides ample space for vehicles, storage and a workshop. Enjoy living in Lakes of Muirfield, a golf course community only 20 minutes from Calgary.**

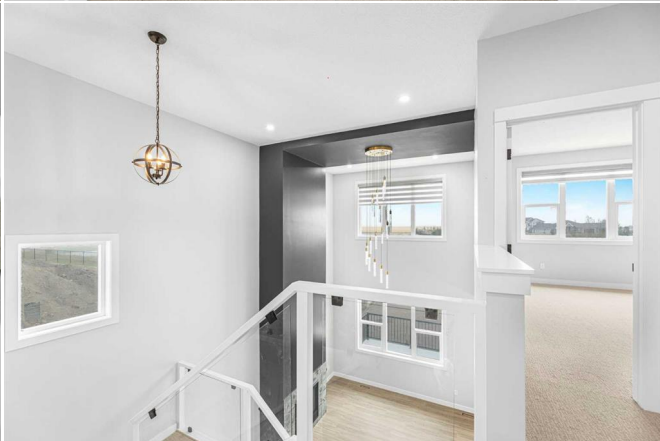
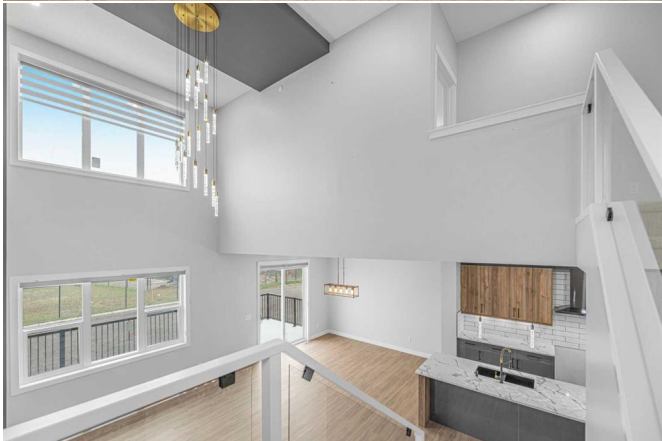
Inclusions: **N/A**
 Property Listed By: **Royal LePage Benchmark**

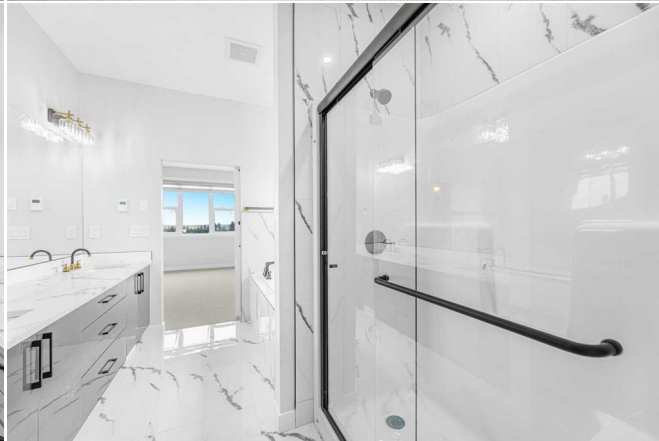
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

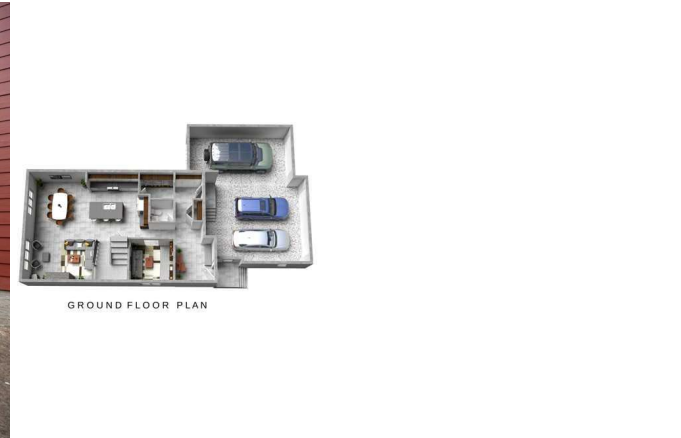














2ND FLOOR PLAN