



THE
A-TEAM

**RE/MAX
FIRST**

251 MUIRFIELD Crescent, Lyalta T0J1Y1

MLS®#: **A2145563**

Area: **Lakes of Muirfield**

Listing Date: **07/02/24**

List Price: **\$985,000**

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: **6,119 sqft**
Lot Shape: **79 x 92**

Finished Floor Area
Abv Sqft: **2,812**
Low Sqft:
Ttl Sqft: **2,812**

DOM

6
Layout
Beds: **7 (5 2)**
Baths: **5.5 (5 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat:
Park Feat:

Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Creek/River/Stream/Pond,No Neighbours Behind Aggregate,Garage Door Opener,Insulated,Oversized,Triple Garage Attached

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	0`0" x 0`0"	Bedroom - Primary	Main	12`0" x 12`2"
Living/Dining Room Combination	Main	18`0" x 21`6"	Kitchen	Main	15`0" x 15`6"
Pantry	Main	6`2" x 7`4"	Spice Kitchen	Main	8`4" x 7`9"
Bonus Room	Main	13`0" x 11`7"	Bedroom - Primary	Upper	13`10" x 13`2"

4pc Ensuite bath	Upper	0`0" x 0`0"	Laundry	Upper	7`10" x 7`4"
Bedroom - Primary	Upper	12`8" x 15`6"	4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`4" x 12`2"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	11`4" x 10`10"	2pc Bathroom	Lower	0`0" x 0`0"
Bedroom	Lower	11`6" x 14`0"	Game Room	Lower	18`0" x 20`9"
4pc Ensuite bath	Lower	0`0" x 0`0"	Bedroom	Lower	11`8" x 14`9"

Legal/Tax/Financial

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

Zoning: **R-1**

Remarks

Pub Rmks: **This luxurious two-story home offers 7 bedrooms and 6 bathrooms, providing ample space for a large family or frequent guests. Nestled along a picturesque canal, the property offers serene water views, enhancing the tranquil ambiance of the residence. As you approach the home, the impressive exterior is complemented by a triple garage, which provides ample space for vehicles, storage, and hobbies. The grand entrance features an open-to-below foyer with soaring ceilings, an elegant staircase, and an abundance of natural light streaming through large windows. The main floor includes a conveniently located bedroom, perfect for guests or as a home office. The main kitchen is designed with modern amenities and high-end finishes, featuring stainless steel appliances, quartz countertops, and custom cabinetry. Adjacent to the main kitchen, a fully equipped spice kitchen allows for specialized cooking, helping to keep the main kitchen area clean and odor-free. A huge walk-in pantry provides extensive storage for groceries and kitchen supplies, ensuring everything is organized and within reach. The upper floor houses four generously sized bedrooms, each offering plenty of closet space and large windows that provide natural light and views of the surrounding landscape. The primary suite is a luxurious retreat, featuring a spacious walk-in closet and an en-suite bathroom with a soaking tub, a separate shower, and dual vanities. The additional three bedrooms on this level share well-appointed bathrooms with modern fixtures and ample storage space. The walk-out basement significantly enhances the living space of this home. It includes a large recreation room that opens to the backyard, making it ideal for entertaining. The basement also features two additional bedrooms, which can be used as guest quarters, an in-law suite, or private spaces for older children. These bedrooms have easy access to a full bathroom, ensuring comfort and convenience for all occupants. This home is designed with comfort and convenience in mind, offering luxurious living spaces, modern amenities, and thoughtful details throughout. With its spacious layout and high-end features, it provides a perfect blend of elegance and functionality for any discerning homeowner. Photos are from previous build.**

Inclusions: **None**
 Property Listed By: **Royal LePage Benchmark**

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





