



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**303 MUIRFIELD Crescent, Lyalta T0J1Y1**

MLS®#: **A2149818** Area: **Lakes of Muirfield** Listing Date: **07/19/24** List Price: **\$889,900**  
 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: **6,745 sqft**  
 Lot Shape: **56 x 128**

Finished Floor Area  
 Abv Sqft: **1,795**  
 Low Sqft:  
 Ttl Sqft: **1,795**

DOM

**59**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Creek/River/Stream/Pond,Front Yard**  
 Park Feat: **Aggregate,Garage Door Opener,Garage Faces Front,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **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**  
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	11`0" x 9`8"
Living Room	Main	13`8" x 15`2"
Bedroom - Primary	Main	12`8" x 12`10"
5pc Ensuite bath	Main	
Walk-In Closet	Lower	8`0" x 5`0"
Media Room	Lower	25`6" x 19`6"

Room	Level	Dimensions
Bedroom	Main	9`6" x 11`8"
Kitchen With Eating Area	Main	12`6" x 14`8"
4pc Bathroom	Main	
Bedroom	Lower	11`10" x 13`11"
4pc Bathroom	Lower	
Game Room	Lower	18`8" x 15`2"

**Bedroom  
Furnace/Utility Room**

**Lower  
Lower**

**11`10" x 13`11"  
27`0" x 20`4"**

**Walk-In Closet**

**Lower**

**8`0" x 5`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2211277**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**Welcome to this stunning 5-bedroom walkout bungalow with over 3000 sq ft of living space and oversized triple garage! Nestled along the scenic canal, this stunning home offers an open-concept design that is both spacious and inviting. As you step inside, you'll immediately be captivated by the abundant natural light filtering through the oversized windows, framing the beautiful view. As you come through the front door you will notice 10 ft ceilings and vinyl plank throughout. The open concept layout effortlessly combines the living, dining, and kitchen areas. The heart of the home is the living with room with a beautiful fireplace. The kitchen boasts stainless appliances, sleek cabinetry, an extended island and a massive pantry. Whether you're hosting a dinner party or simply enjoying a quiet evening in, this space caters to every culinary need. The primary bedroom features a huge five piece ensuite bathroom complete with modern fixtures, a spa-like bathtub, a massive shower plus a walk in closet with custom builtins. Two additional bedrooms on this level are generously sized and there is also a second full bath and laundry room. The walkout basement is fully finished with two large bedrooms, full bath, wet bar and a large rec room. There is also a flex space that would be perfect for your home theatre or playroom or office. One of the best features of this home is the oversized triple attached garage, providing ample space for vehicles, storage, and even a workshop area. Lakes of Muirfield is a golf course community close to amenities and great access to Strathmore and Calgary.**

Inclusions:  
Property Listed By:

**N/A  
Royal LePage Benchmark**

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













