



THE
A-TEAM

**RE/MAX
FIRST**

331 MUIRFIELD Crescent, Lyalta T0J1Y1

MLS® #: **A2151246** Area: **Lakes of Muirfield** Listing Date: **07/23/24** List Price: **\$834,900**
 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: **6,382 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,728**
 Low Sqft:
 Ttl Sqft: **1,728**

DOM

55
Layout
 Beds: **4 (2 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,Creek/River/Stream/Pond,No Neighbours Behind**
 Park Feat: **Driveway,Garage Door Opener,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`6" x 5`0"	5pc Ensuite bath	Main	11`3" x 11`7"
Bedroom - Primary	Main	13`1" x 14`0"	Walk-In Closet	Main	9`3" x 5`1"
Den	Main	10`1" x 9`0"	Mud Room	Main	7`11" x 5`6"
Bedroom	Main	12`4" x 12`10"	Laundry	Main	9`3" x 6`3"

Pantry	Main	5`5" x 4`1"	Dining Room	Main	9`6" x 14`10"
Family Room	Main	12`5" x 17`11"	Game Room	Lower	16`9" x 34`10"
4pc Bathroom	Lower	8`9" x 5`0"	Bedroom	Lower	12`5" x 13`3"
Walk-In Closet	Lower	8`9" x 5`0"	Storage	Lower	5`6" x 8`3"
Furnace/Utility Room	Lower	19`3" x 11`9"	Bedroom	Lower	12`5" x 14`3"
Walk-In Closet	Lower	8`9" x 5`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
 Legal Desc: **2211277**

Remarks

Pub Rmks: **Nestled along the picturesque canal in the Lakes of Muirfield, this stunning 5-bedroom walk-out bungalow epitomizes luxurious living. As you approach the house, the exposed aggregate finished driveway greets you as well as the oversized triple garage. The exterior boasts Hardie board siding and upgraded stone accents, perfectly complemented by recessed lighting in the soffits, illuminating the home beautifully at night. The spacious garage is fully drywalled and taped, with natural gas rough-ins ready for a heater. Step inside to find a harmonious blend of modern and classic design elements. The main floor, with its soaring 10 ft ceilings and 8 ft doors, exudes an air of grandeur, while the basement's 9 ft ceilings create an inviting and cozy atmosphere. The heart of this home is the exquisite kitchen, where cabinets stretch to the ceiling, offering ample storage and a touch of elegance. Quartz countertops add a luxurious feel, while the black hardware and stainless steel appliances provide a modern contrast. The kitchen is equipped with gas cooktop and wall oven, dishwasher and microwave and large pantry. Entertaining is a breeze with the built-in ceiling speakers and a gas fireplace with a tile finish in the main living area. The primary bedroom is a sanctuary of its own, boasting a stunning feature wall and spacious closets with built in shelving for all your storage needs. Plus enjoy a beautiful five-piece ensuite with dual sinks, tiled shower, and stand-alone tub. Two more bedrooms (one that could be a den), a full bathroom and laundry room complete this level. The back deck expands across the back of the home and extends your indoor living space to the outdoors. The walkout basement transforms into an entertainment hub, complete with a built-in media center, a wet bar, and an electric fireplace, perfect for movie nights and gatherings. Also, two large bedrooms and a full bath for extended family or visitors. The thoughtful design extends to the flooring, with options for LVP or laminate flooring on the main floors, ceramic tiles in the bathrooms and mudroom, and plush carpeting in the basement with high-grade underlayment for added comfort. The mudroom is practical yet stylish, featuring a stainless steel sink with a black pull-out faucet. Outside, the front yard will have the sod installed, so less for you to do...just move in and enjoy. This 5-bedroom walk-out bungalow on the canal is more than just a house; it's a sanctuary designed for both relaxation and entertainment, offering the perfect blend of luxury and functionality. Close to Calgary, Chestermere, and Strathmore.**

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