



THE
A-TEAM

**RE/MAX
FIRST**

468 MUIRFIELD Crescent, Lyalta T0J1Y1

MLS® #: **A2154448** Area: **Lakes of Muirfield** Listing Date: **09/18/24** List Price: **\$924,900**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Lyalta**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **6,972 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,770**
 Low Sqft:
 Ttl Sqft: **1,770**

DOM

41
Layout
 Beds: **5 (2 3)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Corner Lot,Front Yard,Low Maintenance Landscape,Greenbelt,No Neighbours Behind,Landscaped,On Golf Course,Views**
 Park Feat: **Aggregate,Double Garage Attached,Garage Door Opener,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Composite Siding,Stone**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,French Door,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	59`0" x 0`0"
Bedroom	Main	9`11" x 11`5"
Foyer	Main	9`5" x 12`8"
Laundry	Main	12`2" x 10`0"
Bedroom - Primary	Main	12`5" x 20`0"
3pc Bathroom	Lower	7`8" x 14`8"
Bedroom	Lower	12`1" x 14`0"
Game Room	Lower	32`2" x 20`6"
Other	Lower	9`5" x 5`6"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`11" x 17`8"
Dining Room	Main	11`4" x 12`11"
Kitchen	Main	16`4" x 14`7"
Living Room	Main	15`5" x 20`8"
Walk-In Closet	Main	12`5" x 20`0"
Bedroom	Lower	11`0" x 15`11"
Bedroom	Lower	10`11" x 16`9"
Furnace/Utility Room	Lower	20`9" x 9`6"

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

Zoning:
R-1

Remarks

Pub Rmks: **You'll fall in love with this one-of-a-kind custom-built walkout bungalow (built by an interior designer), featuring a southwest backyard and breathtaking views of the Muirfield Lakes Golf Course and the distant mountains. This meticulously designed home offers unparalleled luxury and attention to detail with each room having a unique focal point. As you enter, you'll immediately notice the wide plank flooring, elegant French doors leading to the office/bedroom and a stunning wall of windows that floods the space with natural light and showcases the spectacular views. Step past the impressive, curved staircase into the open-concept kitchen, a chef's paradise with a massive island, custom cabinetry, exquisite Caesarstone countertops, and top-of-the-line stainless steel appliances, including wall ovens and an induction cooktop. The spacious dining room opens to an extended deck with a durable DuraDeck covering and a spiral staircase leading to the lower deck. The living room features 11-foot ceilings and a striking two-way fireplace with a unique cast limestone mantel, serving as a captivating centerpiece. The primary bedroom is a retreat with expansive windows offering the same stunning views. The luxurious ensuite includes a quartz vanity, a standalone soaker tub, a separate shower, and a generous walk-in closet. Conveniently located off the primary bedroom is a mudroom/laundry room, and a half bath completes this level. Descend to the fully finished walkout basement, where you'll find a bright guest room with barn doors, also enjoying the same gorgeous view. To the right, there's another bedroom and a stylish 3-piece bath featuring a contemporary rock wall, a large shower with heated tile floors. A third bedroom is located down the hall. The recreation area is perfect for entertaining, featuring a three-sided fireplace and a wet bar. The massive lower deck, complemented by a privacy screen, offers an ideal space for gatherings and enjoying the outdoor setting and enjoy evenings by the landscape lighting that is hard wired in. Low-maintenance landscaping with artificial turf means no mowing or watering is required. Recent upgrades include air conditioning with a transferable warranty. The oversized garage is equipped with VacuFlo, a hot/cold tap, and a rough-in for a future heater. Surrounded by the golf course on three sides (front, back, and side), this home enjoys unmatched privacy, with the cart path running along the side, ensuring no immediate neighbors. With nearly a full lot separating you from the next house, this incredible home must be seen to be fully appreciated.**

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

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













