



THE
A-TEAM

**RE/MAX
FIRST**

28 MUIRFIELD Close, Lyalta T0J 1Y1

MLS® #: **A2157467** Area: **Lakes of Muirfield** Listing Date: **09/13/24** List Price: **\$850,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Lyalta**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **7,384 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,829**
 Low Sqft:
 Ttl Sqft: **1,829**

DOM

6
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Lawn,No Neighbours Behind,Landscaped,Underground Sprinklers,On Golf Course**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Fire Pit,Private Yard**

Construction: **Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Storage,Vaulted Ceiling(s),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>
Entrance	Main	7`3" x 8`5"	Living Room	Main	16`0" x 17`0"
Dining Room	Main	9`9" x 11`0"	Kitchen	Main	11`8" x 14`0"
Flex Space	Main	11`4" x 12`5"	Bedroom - Primary	Main	15`8" x 13`0"
Bedroom	Main	11`6" x 9`8"	Laundry	Main	7`9" x 8`5"
Mud Room	Main	8`5" x 9`0"	Other	Lower	6`10" x 13`8"

Family Room
Wine Cellar
Bedroom
Furnace/Utility Room
3pc Bathroom

Lower
Lower
Lower
Lower
Main

14`5" x 15`5"
4`9" x 7`8"
9`3" x 10`3"
12`0" x 12`7"

Game Room
Bedroom
Exercise Room
5pc Ensuite bath
4pc Bathroom

Lower
Lower
Lower
Main
Main

15`10" x 17`8"
11`7" x 11`10"
12`9" x 17`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **2211271**

Zoning:
607

Remarks

Pub Rmks: **Presenting your hidden gem in the most desirable location in the country community of Lakes of Muirfield. This immaculate 4-bedroom bungalow is close to the city, yet country-quiet overlooking two pristine holes of Muirfield Golf Club. Inside this home, natural light floods the open concept of the formal and casual living areas sharing a unique double-sided fireplace. A modern kitchen features a massive granite island, high-end appliances, skylight, and pantry. The dining area opens on to the West facing upper deck, perfect for entertaining or casual quiet time. The main floor primary bedroom is stunning with large windows, walk-in closet, and luxurious 5-piece ensuite with heated floors. Also on the main floor is a guest room (currently used as an office) with a three-piece bathroom directly across. Off the main entrance, enjoy the den/sitting area or convert to a formal dining area, even a playroom! Downstairs, the fully finished walkout basement will be among the most welcoming you have seen. Featuring full wet bar, dishwasher, wine room, fireplace, and access to lower-level covered patio. An entertainer's dream! Two more sizeable bedrooms, a 4-piece bathroom and a massive utility room (large enough to outfit a home gym) complete the lower level. Outside, the west facing backyard features mature landscaping, two decks (with exterior stairs between) and a designated firepit area. The massive three car attached heated garage can accommodate your vehicles/workshop. On the most coveted Close in the Lakes of Muirfield, no through traffic will disturb the serenity as you enjoy your morning coffee or evening glass of wine on the deck watching the golfers go by. Only 25 minutes to YYC, 18 minutes to Strathmore. A fully landscaped truly move in ready retreat in the country community Lakes of Muirfield. Book a showing today!**

Inclusions: **Pool Table**
Property Listed By: **CIR Realty**

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











