



THE
A-TEAM

**RE/MAX
FIRST**

379 MUIRFIELD Crescent, Lyalta T0J1Y1

MLS®#: **A2159540** Area: **Lakes of Muirfield** Listing Date: **08/28/24** List Price: **\$779,900**
 Status: **Pending** 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: **6,383 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,261**
 Low Sqft:
 Ttl Sqft: **2,261**

DOM

84
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Private,Rectangular Lot**
 Park Feat: **Driveway,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Lighting,Private Entrance**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	10`0" x 7`8"	Dining Room	Main	14`6" x 10`6"
Living Room	Main	13`10" x 13`6"	2pc Bathroom	Main	
5pc Ensuite bath	Upper		Bedroom - Primary	Upper	13`10" x 13`8"
Walk-In Closet	Upper	9`3" x 5`0"	3pc Bathroom	Upper	
Bonus Room	Upper	15`2" x 11`0"	Bedroom	Upper	9`6" x 11`2"
Walk-In Closet	Upper	4`8" x 6`0"	Bedroom	Upper	11`2" x 10`10"
Walk-In Closet	Upper	4`6" x 6`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC-7 Direct Control

2211277

Remarks

Pub Rmks: **Nestled in the golf course community of Lakes of Muirfield this brand new walk-out two story home, from Winchester Builders, offers an unparalleled location, backing directly onto a scenic canal. Expansive windows on both levels flood the home with natural light, while offering views of the open landscapes beyond. Upon entering, you are welcomed into a beautiful foyer that seamlessly transitions into an open-concept main floor. The living room exudes warmth and elegance, featuring soaring ceilings and a charming electric fireplace .The kitchen is designed with both function and style in mind, featuring quartz countertops, a large island with bar seating, stainless steel appliances, and abundant cabinetry by Superior Cabinets. A walk-through pantry provides additional storage space for groceries and kitchen essentials. Adjacent to the kitchen, the dining area comfortably seats a large table and offers direct access to the upper deck through sliding glass doors, making indoor-outdoor living a breeze. Additionally, the main floor includes a large office, laundry/mud room and half bath. The second floor prioritizes comfort and convenience, featuring three spacious bedrooms and versatile bonus room. The primary suite boasts a spacious layout, large windows, and a walk-in closet. The ensuite bathroom is a sanctuary with dual sinks, a soaking tub, a separate shower, and elegant finishes. Both additional bedrooms are generously sized with ample closet space and large windows, sharing a full bathroom. The adaptable bonus room can be tailored to suit various needs, such as a home office, playroom, or media room, providing flexibility for the homeowners. The unfinished basement offers endless potential for future expansion. With a walkout to the backyard, it provides plenty of space for storage, a workshop, or can be transformed into additional living areas like a guest room or recreational space. The patio extends the living area outdoors, ideal for entertaining or unwinding while taking in the serene canal views. It includes space for outdoor furniture, a grill, and a dining set. Moreover, this home offers potential buyers several options for customization, allowing you to personalize the space to perfectly suit your lifestyle and preferences. Please note: Interior pictures are from a previous build.**

Inclusions: **Appliance Credit of \$???**
Property Listed By: **Royal LePage Benchmark**

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





