

517 MUIRFIELD Crescent, Lyalta T0J1Y1

09/12/24 List Price: \$899,900 MLS®#: A2163738 Area: **Lakes of Muirfield** Listing

Status: Active **Wheatland County** Change: Association: Fort McMurray County: None

Date:

Access:



General Information DOM Residential 100 Prop Type: Sub Type: Detached <u>Layout</u>

City/Town: Lyalta Finished Floor Area Beds: 5 (41) Year Built: 2024 Baths: 5.0 (5 0) Abv Saft: 2,689 Low Sqft: Lot Information Style: 2 Storey

Lot Sz Ar: 6,401 sqft Ttl Sqft: 2,689

Lot Shape:

6 Ttl Park: 3 Garage Sz:

<u>Parking</u>

Lot Feat: Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Front Yard, No Neighbours Behind, Street

Lighting, On Golf Course, Private, Views

Park Feat: Aggregate, Driveway, Garage Door Opener, Insulated, Oversized, Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Cement Fiber Board, Stone**

Sewer:

Flooring: Ext Feat: **Private Entrance** Tile, Vinyl Plank Water Source: Fnd/Bsmt:

Poured Concrete Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator

Kitchen Appl: Int Feat: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open

Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)

Utilities:

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	Room	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
Bedroom - Primary	Main	12`8" x 14`0"	Bedroom	Main	10`1" x 10`11"
Kitchen	Main	15`0" x 11`0"	Nook	Main	10`0" x 12`6"
Great Room	Main	16`0" x 16`6"	4pc Ensuite bath	Upper	0`0" x 0`0"
5pc Bathroom	Upper	0`0" x 0`0"	Loft	Upper	14`9" x 8`3"
Bedroom	Upper	15`10" x 12`2"	Bedroom	Upper	13`0" x 10`10"
Bonus Room	Upper	14`0" x 13`0"	Bedroom	Lower	13`0" x 17`5"
4pc Bathroom	Lower				

Legal/Tax/Financial

Title: Zoning:

Fee Simple DC-7 - Direct Control

Legal Desc: 2211277

Remarks

Pub Rmks:

BACKING AND SIDING ONTO GOLF COURSE! This 5 BEDROOM, 5 BATHROOM two story home is situated in the beautiful golf course community of Lakes of Muirfield. This unique floorplan has a bright spacious entrance and vaulted ceilings throughout. Main floor boasts two bedrooms including the primary bedroom and two full bathrooms. As you enter the home you will be impressed with the two story vaulted ceiling and wall of windows, with stunning golf course views beyond. The open concept living/dining and kitchen boasts an extended island, large walk- in pantry, beautiful fireplace and doors leading onto a sunny deck. The main floor also contains a primary bedroom with vaulted ceilings, ensuite with dual sinks, separate shower and tub. The laundry room completes this level. Upper floor has 2 nice size bedrooms, one with an ensuite and the other with full bath access. Enjoy a spacious bonus room and also a nice loft that can be used for multiple purposes. Massive windows on the main floor allow you to enjoy the view of the golf course from the living room and from the 2nd floor loft. The lower level is complete with bedroom, full bath and rec room. You will also love the big yard with no neighbors behind you or beside you and the oversized triple garage. Only 15mins to Strathmore or Chestermere and 20mins to Calgary. All photos are from previous builds.

Inclusions: Nor

Property Listed By: Royal LePage Benchmark

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

























FRONT ELEVATION







