



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**517 MUIRFIELD Crescent, Lyalta T0J1Y1**

MLS® #: **A2163738** Area: **Lakes of Muirfield** Listing Date: **09/12/24** List Price: **\$899,900**  
 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: **6,401 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,689**  
 Low Sqft:  
 Ttl Sqft: **2,689**

DOM

**7**  
Layout  
 Beds: **4 (4 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

Access:

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**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator**  
 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	Level	Dimensions	Room	Level	Dimensions
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"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **DC-7 - Direct Control**  
 Legal Desc: **2211277**

Remarks

Pub Rmks: **BACKING AND SIDING ONTO GOLF COURSE! This 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. Unspoiled basement awaits your imagination. 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: **None**  
 Property Listed By: **Royal LePage Benchmark**

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







