



THE
A-TEAM

**RE/MAX
FIRST**

628 MUIRFIELD Crescent, Lyalta T0J 1Y1

MLS® #: **A2167463** Area: **Lakes of Muirfield** Listing Date: **09/20/24** List Price: **\$679,000**
Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Lyalta**
Year Built: **2021**
Lot Information
Lot Sz Ar: **7,750 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,318**
Low Sqft:
Ttl Sqft: **1,318**

DOM

92
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **7**
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Front Yard,No Neighbours Behind,On Golf Course**
Park Feat: **Triple Garage Attached**

Utilities and Features

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

Construction: **Stone,Stucco**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Bathroom Rough-in,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 5`0"	4pc Ensuite bath	Main	5`11" x 11`11"
Bedroom	Main	11`0" x 10`1"	Dining Room	Main	15`0" x 11`6"
Laundry	Main	9`2" x 6`6"	Entrance	Main	12`10" x 10`1"
Kitchen	Main	15`9" x 15`6"	Bedroom - Primary	Main	17`1" x 14`2"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

DC-7

Legal Desc:

2211271

Remarks

Pub Rmks:

Escape to this exquisite two-bedroom, two-bathroom bungalow located right on the golf course in the exclusive Muirfield Lakes golf community. This home offers the perfect blend of luxury, comfort, and stunning views, making it an ideal retreat for golf enthusiasts and nature lovers alike. Key Features: Open Concept Living: Enjoy the spacious and bright open floor plan that seamlessly connects the living, dining, and kitchen areas—perfect for entertaining friends and family. Massive Deck: Step outside onto your expansive covered deck, complete with two gas lines for your barbecue or overhead heater. It's the perfect spot to unwind in the hot tub while watching golfers tee off on the first hole. Mountain Views: Start your mornings with a cup of coffee as you watch the sunrise over the golf course, with breathtaking mountain views in the backdrop. Basement Potential: The unfinished basement features a separate entrance and is roughed in for a bathroom, offering endless possibilities for expansion or additional living space. Triple Car Garage: Enjoy the convenience of one of the largest triple car garages in the community, equipped with a lift and heated for your comfort. Community Amenities: Access to scenic walking paths and outdoor spaces Close proximity 20 Minutes to Calgary Don't miss this rare opportunity to own a beautiful bungalow on the golf course! Schedule a private showing today and experience all this stunning home has to offer.

Inclusions:

Hot Tub

Property Listed By:

CIR Realty

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









