



THE
A-TEAM

**RE/MAX
FIRST**

492 MUIRFIELD Crescent, Lyalta T0J 1Y1

MLS® #: **A2168567** Area: **Lakes of Muirfield** Listing Date: **09/25/24** List Price: **\$799,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Lyalta**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **7,807 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,870**
 Low Sqft:
 Ttl Sqft: **1,870**

DOM

87
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Yard,Close to Clubhouse,No Neighbours Behind,On Golf Course**
 Park Feat: **Additional Parking,Concrete Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Stone**
 Heating: **ENERGY STAR Qualified Equipment,Fireplace(s),Forced Air,Humidity Control,Natural Gas** Flooring: **Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line,Lighting** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Electric Oven,Garage Control(s),Gas Cooktop,Gas Dryer,Gas Water Heater,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	5`0" x 11`8"	Bedroom	Main	12`6" x 15`4"
Entrance	Main	9`6" x 5`3"	Kitchen	Main	12`4" x 10`0"
Living Room	Main	26`0" x 14`6"	4pc Ensuite bath	Second	6`8" x 15`2"

Bedroom - Primary

Second

16`2" x 19`7"

Walk-In Closet
Legal/Tax/Financial

Second

13`7" x 8`1"

Title:
Fee Simple
Legal Desc:

2211277

Zoning:
DC-7

Remarks

Pub Rmks: **Welcome to your dream home—a modern, two-storey masterpiece that embodies elegance and functionality. This stunning walkout property features an open-concept design that seamlessly blends indoor and outdoor living. ***Prime Location:*** Nestled along the 14th hole, your west-facing backyard offers breathtaking sunsets and panoramic views of the mountains, making it the perfect backdrop for entertaining or quiet evenings at home. ***Entertainer's Delight:*** Step out onto the expansive upper deck from the dining room, complete with a gas line for your BBQ. This space is ideal for gathering with family and friends while enjoying the vibrant scenery and watching golfers tee off. ***Luxurious Primary Suite:*** The second floor boasts a massive primary bedroom bathed in natural light, with stunning views of both the sunrise and the majestic western mountains through a grand picture window. The ensuite features a spacious walk-in closet and a walk-through laundry area, along with an oversized shower that offers a spa-like experience. ***Endless Possibilities:*** The basement is already framed for two additional bedrooms, a bathroom, a bar, and a cozy living room, allowing you to customize the space to suit your lifestyle needs. ***Conveniently Located:*** Enjoy the best of both worlds—experience an executive lifestyle just 20 minutes from Calgary, where you can retreat to tranquility after a busy day. Don't miss this opportunity to own a piece of luxury living! Schedule your private tour today.**

Inclusions:
Property Listed By: **na
CIR Realty**

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











