



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

**34**  
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>
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`0" x 11`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`6" x 15`4"</b>
<b>Entrance</b>	<b>Main</b>	<b>9`6" x 5`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>26`0" x 14`6"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>6`8" x 15`2"</b>

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: **CIR Realty**

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











