# \$799,000 - 492 Muirfield Crescent, Lyalta

MLS® #A2168567

## \$799,000

2 Bedroom, 2.00 Bathroom, 1,871 sqft Residential on 0.18 Acres

Lakes of Muirfield, Lyalta, Alberta

Please note: 48 hour clause in affect...Welcome to your dream homeâ€"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:\*\*\*

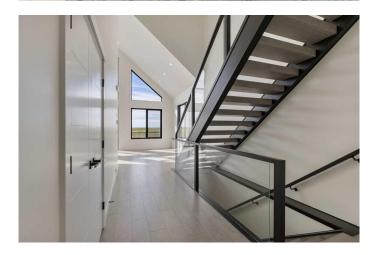
Step out onto the expansive upper deck from the dining room, complete with a gas line for your BBQ. This space is ideal for gathering with family and friends while enjoying the vibrant scenery and watching golfers tee off.

### \*\*\*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 worldsâ€"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.

Built in 2023

#### **Essential Information**

MLS® # A2168567 Price \$799,000

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Square Footage 1,871 Acres 0.18 Year Built 2023

Type Residential Sub-Type Detached

Style 2 Storey Split

Status Active

## **Community Information**

Address 492 Muirfield Crescent

Subdivision Lakes of Muirfield

City Lyalta

County Wheatland County

Province Alberta
Postal Code T0J 1Y1

## **Amenities**

Amenities Clubhouse, Colf Course

6

Parking Spaces

Parking Additional Parking, Concrete Driveway, Front Drive, Garage Door

Opener, Garage Faces Front, Triple Garage Attached, Workshop in

Garage

# of Garages 3

Interior

Interior Features Double Vanity, High Ceilings, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Appliances Convection Oven, Dishwasher, Dryer, Electric Oven, Garage Control(s),

Gas Dryer, Gas Cooktop, Gas Water Heater, Microwave, Refrigerator,

Range Hood, Washer/Dryer Stacked

Heating ENERGY STAR Qualified Equipment, Forced Air, Fireplace(s), Humidity

Control, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Stone

Has Basement Yes

Basement Exterior Entry, Full, Partially Finished, Walk-Out

**Exterior** 

Exterior Features Balcony, BBQ gas line, Lighting

Lot Description Back Yard, Close to Clubhouse, On Golf Course, No Neighbours Behind

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 25th, 2024

Days on Market 220
Zoning DC-7
HOA Fees 85

HOA Fees Freq. MON

**Listing Details** 

Listing Office CIR Realty

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