

# \$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.\*\*\***

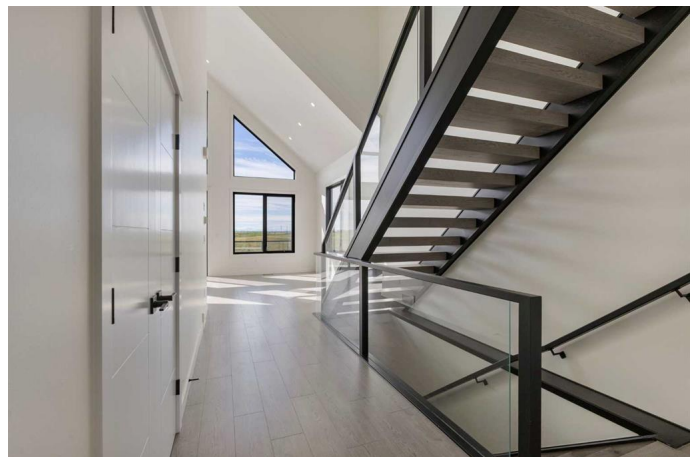
Nestled along the 14th hole, your west-facing backyard offers breathtaking sunsets and panoramic views of the mountains, making it the perfect backdrop for entertaining or quiet evenings at home.

**\*\*\*Entertainerâ€™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.

Donâ€™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, Golf Course   |
| Parking Spaces | 6  |
| 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 | 205                  |
| Zoning         | DC-7                 |
| HOA Fees       | 85                   |
| HOA Fees Freq. | MON                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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