

# \$899,900 - 517 Muirfield Crescent, Lyalta

MLS® #A2163738

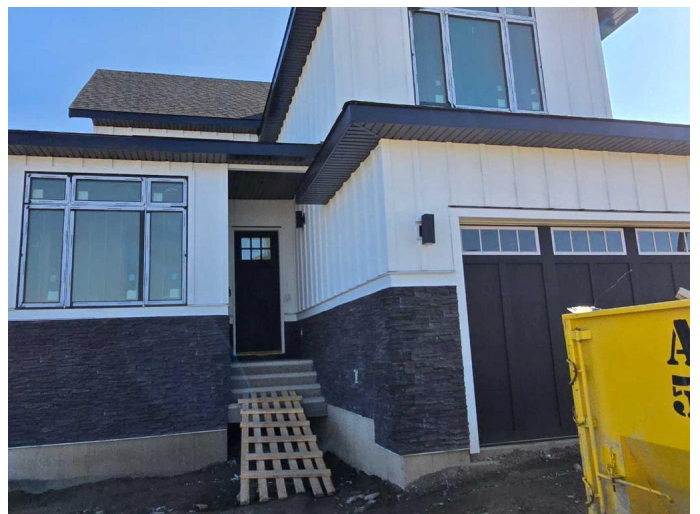
**\$899,900**

5 Bedroom, 5.00 Bathroom, 2,689 sqft  
Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

**BACKING AND SIDING ONTO GOLF COURSE!** This 5 BEDROOM, 5 BATHROOM two story home is situated in the beautiful golf course community of Lakes of Muirfield. This unique floorplan has a bright spacious entrance and vaulted ceilings throughout. Main floor boasts two bedrooms including the primary bedroom and two full bathrooms. As you enter the home you will be impressed with the two story vaulted ceiling and wall of windows, with stunning golf course views beyond. The open concept living/dining and kitchen boasts an extended island, large walk-in pantry, beautiful fireplace and doors leading onto a sunny deck. The main floor also contains a primary bedroom with vaulted ceilings, ensuite with dual sinks, separate shower and tub. The laundry room completes this level. Upper floor has 2 nice size bedrooms, one with an ensuite and the other with full bath access. Enjoy a spacious bonus room and also a nice loft that can be used for multiple purposes. Massive windows on the main floor allow you to enjoy the view of the golf course from the living room and from the 2nd floor loft. The lower level is complete with bedroom, full bath and rec room. You will also love the big yard with no neighbors behind you or beside you and the oversized triple garage. Only 15mins to Strathmore or Chestermere and 20mins to Calgary.

Built in 2024



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2163738    |
| Price          | \$899,900   |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 2,689       |
| Acres          | 0.15        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 517 Muirfield Crescent |
| Subdivision | Lakes of Muirfield     |
| City        | Lyalta                 |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T0J1Y1                 |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Clubhouse, Golf Course, Playground, Park, Recreation Facilities                       |
| Parking Spaces | 6   |
| Parking        | Aggregate, Driveway, Garage Door Opener, Insulated, Oversized, Triple Garage Attached |
| # of Garages   | 3   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Rough-In   |
| Fireplace         | Yes  |

|                 |                 |
|-----------------|-----------------|
| # of Fireplaces | 1               |
| Fireplaces      | Gas, Great Room |
| Has Basement    | Yes             |
| Basement        | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance   |
| Lot Description   | Backs on to Park/Green Space, Back Yard, City Lot, Corner Lot, Front Yard, On Golf Course, No Neighbours Behind, Private, Street Lighting, Views |
| Roof              | Asphalt Shingle  |
| Construction      | Cement Fiber Board, Stone  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                       |
|----------------|-----------------------|
| Date Listed    | September 12th, 2024  |
| Days on Market | 268                   |
| Zoning         | DC-7 - Direct Control |
| HOA Fees       | 85                    |
| HOA Fees Freq. | MON                   |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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