

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

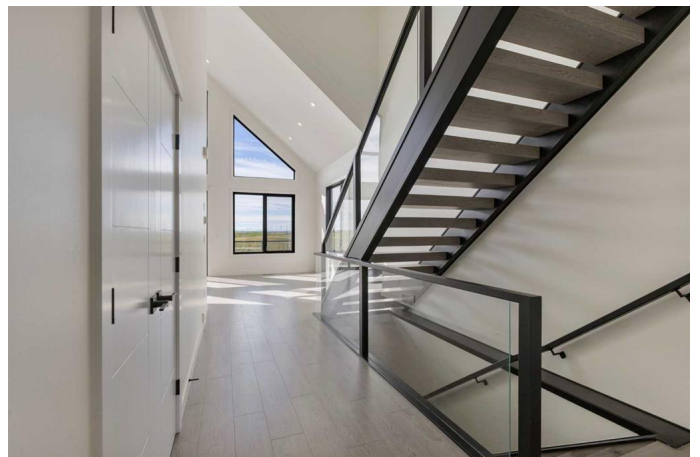
Nestled along the 14th hole, your west-facing backyard offers breathtaking sunsets and panoramic views of the mountains, making it the perfect backdrop for entertaining or quiet evenings at home.

**\*\*\*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	216
Zoning	DC-7
HOA Fees	85
HOA Fees Freq.	MON

### Listing Details

Listing Office	CIR Realty
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