

# \$849,900 - 307 Muirfield Crescent, Lyalta

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MLS® #A2110419

**\$849,900**

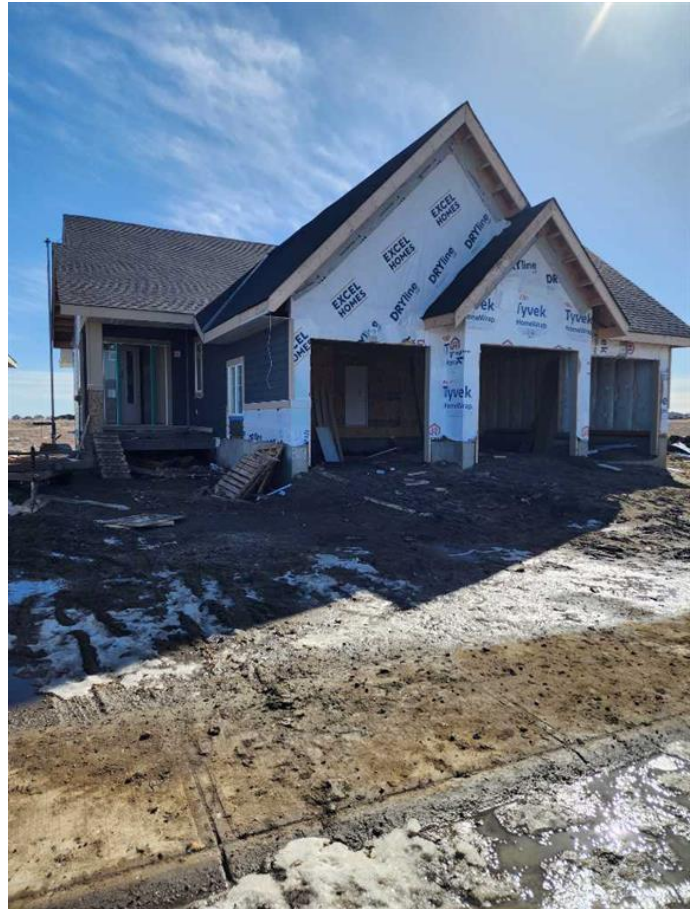
5 Bedroom, 3.00 Bathroom, 1,795 sqft

Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

This stunning 5-bedroom walkout bungalow offers a luxurious living experience in a scenic canal-side setting. The open-concept design, with over 3000 sq ft of living space, provides a spacious and inviting atmosphere. Upon entering, the abundant natural light and oversized windows immediately showcase breathtaking views of the tranquil canal. The open layout seamlessly integrates the living, dining, and kitchen areas, creating a perfect flow for both family gatherings and entertaining guests. The expansive living area features a wall of windows and access to a deck, offering a picturesque setting. The kitchen is equipped with top-of-the-line appliances, sleek cabinetry, and a central island, catering to every culinary need. The primary bedroom is a private retreat with panoramic views of the canal. It includes a five-piece ensuite bathroom with a spa-like bathtub and a separate shower. Two additional generously sized bedrooms add comfort and convenience, suitable for family members, guests, or even an office or den. The fully developed walkout basement adds extra living space with two more bedrooms and a spacious rec room. With direct access to the southeast-facing backyard, the outdoor area provides endless possibilities for recreation, relaxation, and entertaining.

One of the standout features of this home is the oversized triple attached garage, offering ample space for vehicles, storage, and a potential workshop area. Buyers, depending



on the time of purchase, have the opportunity to choose most interior finishings.

Located in the Lakes of Muirfield, a golf course community, this home provides proximity to amenities and excellent access to Strathmore and Calgary.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2110419    |
| Price          | \$849,900   |
| Sold Price     | \$862,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,795       |
| Acres          | 0.15        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 307 Muirfield Crescent |
| Subdivision | Lakes of Muirfield     |
| City        | Lyalta                 |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T0J1Y1                 |

Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Clubhouse, Golf Course, Play                                     |
| Parking Spaces | 6                                                                |
| Parking        | Aggregate, Garage Door Opener, Oversized, Triple Garage Attached |

Interior



|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Stone Counters, Vinyl Windows |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer                                      |
| Heating           | Forced Air                                                                                                                             |
| Cooling           | None                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                      |
| Fireplaces        | Gas, Living Room                                                                                                                       |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Separate/Exterior Entry, Finished, Full, Walk-Out                                                                                      |

## Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                     |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond, Front Yard |
| Roof              | Asphalt Shingle                                                                                  |
| Construction      | Cement Fiber Board, Stone, Wood Frame                                                            |
| Foundation        | Poured Concrete                                                                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2024 |
| Date Sold      | April 16th, 2024 |
| Days on Market | 36               |
| Zoning         | R-1              |
| HOA Fees       | 85.00            |
| HOA Fees Freq. | MON              |

## Listing Details

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

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