

\$909,000 - 247 Muirfield Crescent, Lyalta

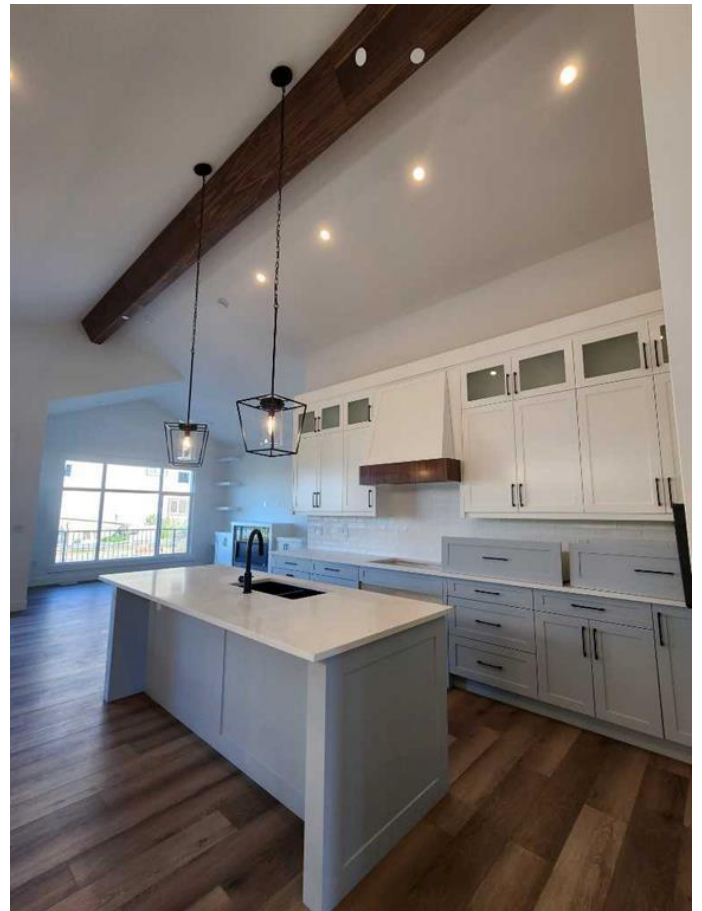
MLS® #A2141439

\$909,000

4 Bedroom, 3.00 Bathroom, 1,597 sqft
Residential on 0.14 Acres

Lakes of Muirfield, Lyalta, Alberta

Imagine a stunning walkout bungalow nestled in the golf course community of Lakes of Muirfield and enjoying a south backyard along a serene canal. This 1597 sq ft walkout bungalow boasts vaulted ceilings that amplify the sense of space and elegance throughout its interior. Stepping inside, you're greeted by an expansive open floor plan, where natural light streams in through large windows, framing picturesque views of sunsets and open spaces. The main living areas are thoughtfully designed for both comfort and style, with modern finishes that complement the natural surroundings. The kitchen is a chef's delight, featuring stainless appliances, quartz countertops, and ample storage space with the many, many cupboards. The kitchen seamlessly flows into the dining area and living area, creating an ideal space for entertaining guests or enjoying intimate family meals. The living room boasts a beautiful gas fireplace! The primary suite is a private retreat, offering a sanctuary of relaxation with its spacious layout and luxurious ensuite bathroom. Additional bedroom and den upstairs provide flexibility for guests or family members and both with closets with custom built-ins. A second full bath and laundry complete this level. The walkout basement opens onto a landscaped patio, inviting you to enjoy evenings by the water's edge or host gatherings in a serene outdoor setting. It contains two more bedrooms, full bath and rec room. Outside, the triple garage provides plenty of room for



vehicles and storage, ensuring both convenience and functionality. This walkout bungalow is close to Calgary, Chestermere and Strathmore.

Built in 2024

Essential Information

MLS® #	A2141439
Price	\$909,000
Sold Price	\$909,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,597
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

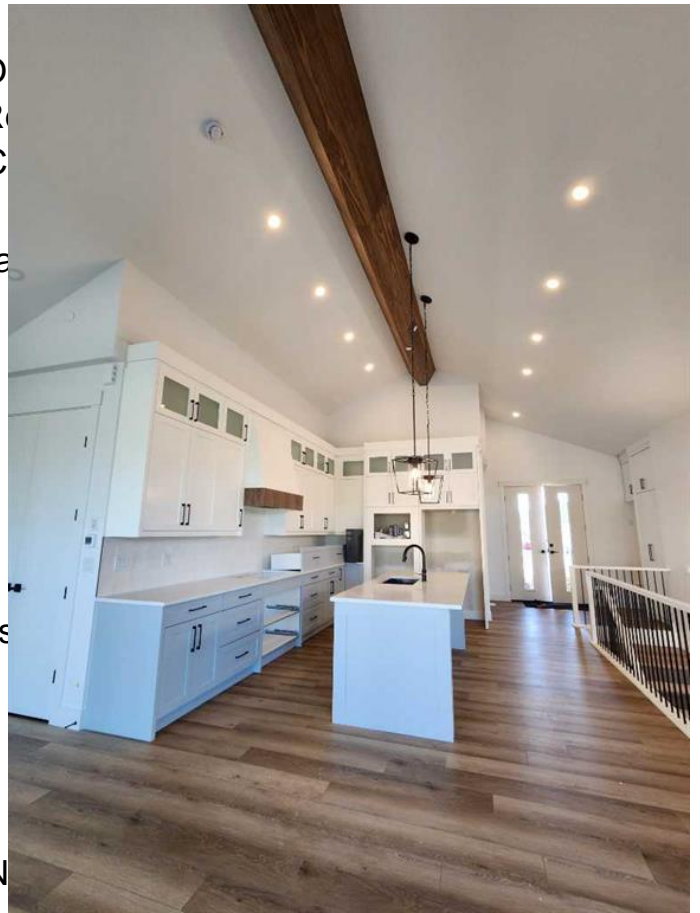
Address	247 Muirfield Crescent
Subdivision	Lakes of Muirfield
City	Lyalta
County	Wheatland County
Province	Alberta
Postal Code	T0J1Y1

Amenities

Amenities	Clubhouse, Golf Course, Playground, Recreation Facilities, Trash
Parking Spaces	6
Parking	Driveway, Garage Door Opener, Heated Garage, Oversized, Triple Garage Attached
Waterfront	Canal Access

Interior

Interior Features	Built-in Features, Closet Open Floorplan, Pantry, Re Vaulted Ceiling(s), Walk-In C
Appliances	Built-In Oven, Central Air Microwave, Range Hood, Wa
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finis



Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Creek/River/Stream/Pond, N Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	June 22nd, 2024
Date Sold	June 24th, 2024
Days on Market	2
Zoning	R-1
HOA Fees	85.00
HOA Fees Freq.	MON

Listing Details

Listing Office	Royal LePage Benchmark
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