

\$739,900 - 320 Muirfield Crescent, Lyalta

MLS® #A2144245

\$739,900

3 Bedroom, 3.00 Bathroom, 2,310 sqft

Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

You will love this spacious two story home with beautiful mountain views and no neighbors behind you. The first thing you will notice as you enter the main floor is the open to below accentuated with custom wall features. Step in to the open concept living room/kitchen /dining an open and airy space, accentuated by a two-story fireplace that serves as a dramatic and cozy focal point. The open concept design on the main floor seamlessly connects the kitchen, dining area, and living room, creating an inviting space perfect for both daily living and entertaining. The kitchen is equipped with a large island and ample counter space, ideal for cooking and gathering as well as a walk through pantry for added convenience. There is plenty of windows looking out on to the private west backyard and deck. The main floor also has a flex room that can be used as an office or extra bedroom and a 1/2 bath. The second floor continues to impress with multiple bedrooms, including a spacious primary suite that offers a luxurious retreat. The 5 piece ensuite is well-appointed with modern fixtures, enhancing comfort and convenience and you walk from the ensuite to the closet to the laundry room. Two more good sized bedrooms and a full bath are also found on the level. Additionally, the second floor features a spacious bonus room overlooking the living room and perfect for relaxation or entertainment. The design ensures that natural light flows throughout the room and connects the spaces together. An oversized triple



garage with a convenient drive-through door at the back provides ample space for vehicles, storage and a workshop. Enjoy living in Lakes of Muirfield, a golf course community only 20 minutes from Calgary.



Built in 2024

Essential Information

MLS® #	A2144245
Price	\$739,900
Sold Price	\$712,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,310
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	320 Muirfield Crescent
Subdivision	Lakes of Muirfield
City	Lyalta
County	Wheatland County
Province	Alberta
Postal Code	T0J 1Y1

Amenities

Amenities	Golf Course, Picnic Area, Playground, Recreation Facilities
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Parking Spaces	6
Parking	Aggregate, Drive Through, Garage Door Opener, Insulated, Oversized, Triple Garage Attached
Waterfront	Pond

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Back Yard, Creek/River/Stream/Pond, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2024
Date Sold	November 16th, 2024
Days on Market	137
Zoning	R-1
HOA Fees	85.00
HOA Fees Freq.	MON

Listing Details

Listing Office	Royal LePage Benchmark
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