

\$800,000 - 28 Muirfield Close, Lyalta

MLS® #A2157467

\$800,000

4 Bedroom, 3.00 Bathroom, 1,829 sqft

Residential on 0.17 Acres

Lakes of Muirfield, Lyalta, Alberta

****PRICE IMPROVEMENT, FULLY
LANDSCAPED, MOVE IN-READY**.**

Presenting your hidden gem in the most desirable location in the country community of Lakes of Muirfield. This

immaculate 4-bedroom bungalow is close to the city, yet country-quiet overlooking two pristine holes of

Muirfield Golf Club. Inside this home, natural light floods the open concept of the formal and casual living areas

sharing a unique double-sided fireplace. A modern kitchen features a massive granite island, high-end appliances, skylight, and pantry. The dining area opens on to the West facing upper deck, perfect for

entertaining or casual quiet time. The main floor primary bedroom is stunning with large windows, walk-in closet, and

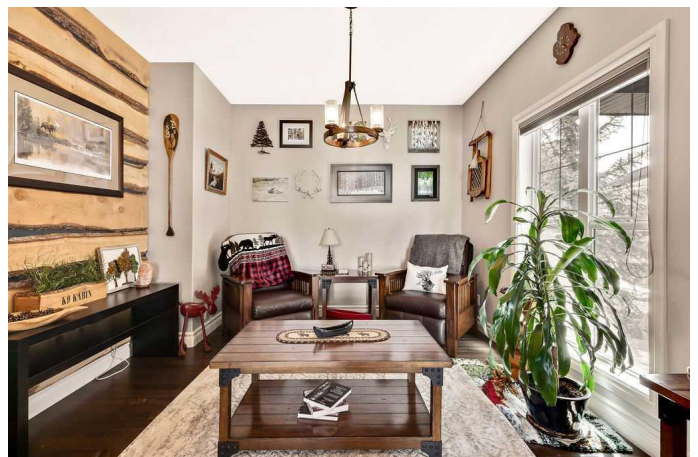
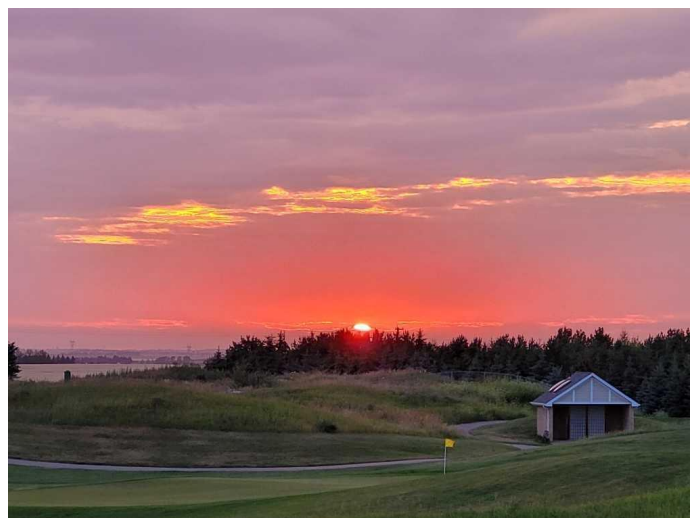
luxurious 5-piece ensuite with heated floors.

Also on the main floor is a guest room (currently used as an office) with a three-piece bathroom directly across. Off the main entrance, enjoy the den/sitting area or convert to a formal dining area,

even a playroom! Downstairs, the fully finished walkout basement will be among the most welcoming you have

seen. Featuring full wet bar, dishwasher, wine room, fireplace, and access to lower-level covered patio. An

entertainers' dream! Two more sizeable bedrooms, a 4-piece bathroom and a massive



utility room (large enough to outfit a home gym) complete the lower level. Outside, the west facing backyard features mature landscaping, two decks (with exterior stairs between) and a designated firepit area. The massive three car attached heated garage can accommodate your vehicles/workshop. On the most coveted Close in the Lakes of Muirfield, no through traffic will disturb the serenity as you enjoy your morning coffee or evening glass of wine on the deck watching the golfers go by. Only 25 minutes to YYC, 18 minutes to Strathmore. A fully landscaped truly move in ready retreat in the country community Lakes of Muirfield. Book a showing today!

Built in 2009

Essential Information

MLS® #	A2157467
Price	\$800,000
Sold Price	\$790,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,829
Acres	0.17
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	28 Muirfield Close
Subdivision	Lakes of Muirfield
City	Lyalta

County	Wheatland County
Province	Alberta
Postal Code	T0J 1Y1

Amenities

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Bar, Central Vacuum, High Ceilings, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Window Coverings, Convection Oven, Dryer, Garburator, Humidifier, Microwave, Range Hood, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, BBQ gas line, Fire Pit
Lot Description	Lawn, Landscaped, Backs on to Park/Green Space, Cul-De-Sac, On Golf Course, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	November 16th, 2024
Days on Market	64
Zoning	607
HOA Fees	85.00
HOA Fees Freq.	MON

Listing Details

Listing Office CIR Realty

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