

\$779,900 - 379 Muirfield Crescent, Lyalta

MLS® #A2159540

\$779,900

3 Bedroom, 3.00 Bathroom, 2,261 sqft
Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

Nestled in the golf course community of Lakes of Muirfield this brand new walk-out two story home, from Winchester Builders, offers an unparalleled location, backing directly onto a scenic canal. Expansive windows on both levels flood the home with natural light, while offering views of the open landscapes beyond. Upon entering, you are welcomed into a beautiful foyer that seamlessly transitions into an open-concept main floor. The living room exudes warmth and elegance, featuring soaring ceilings and a charming electric fireplace. The kitchen is designed with both function and style in mind, featuring quartz countertops, a large island with bar seating, stainless steel appliances, and abundant cabinetry by Superior Cabinets. A walk-through pantry provides additional storage space for groceries and kitchen essentials. Adjacent to the kitchen, the dining area comfortably seats a large table and offers direct access to the upper deck through sliding glass doors, making indoor-outdoor living a breeze. Additionally, the main floor includes a large office, laundry/mud room and half bath. The second floor prioritizes comfort and convenience, featuring three spacious bedrooms and versatile bonus room. The primary suite boasts a spacious layout, large windows, and a walk-in closet. The ensuite bathroom is a sanctuary with dual sinks, a soaking tub, a separate shower, and elegant finishes. Both additional bedrooms are generously sized with ample closet space and



large windows, sharing a full bathroom. The adaptable bonus room can be tailored to suit various needs, such as a home office, playroom, or media room, providing flexibility for the homeowners. The unfinished basement offers endless potential for future expansion. With a walkout to the backyard, it provides plenty of space for storage, a workshop, or can be transformed into additional living areas like a guest room or recreational space. The patio extends the living area outdoors, ideal for entertaining or unwinding while taking in the serene canal views. It includes space for outdoor furniture, a grill, and a dining set. Moreover, this home offers potential buyers several options for customization, allowing you to personalize the space to perfectly suit your lifestyle and preferences. Please note: Interior pictures are from a previous build.

Built in 2024

Essential Information

MLS® #	A2159540
Price	\$779,900
Sold Price	\$842,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,261
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	379 Muirfield Crescent
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Subdivision Lakes of Muirfield
City Lyalta
County Wheatland County
Province Alberta
Postal Code T0J1Y1

Amenities

Amenities Clubhouse, Golf Course, Play
Parking Spaces 3
Parking Driveway, Triple Garage Atta

Interior

Interior Features Breakfast Bar, Built-in Featur
Ceilings, Kitchen Island, O
Storage
Appliances Oven-Built-In, Dishwasher, G
Refrigerator
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric, Living Room
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Balcony, BBQ gas line, Lighting, Private Entrance
Lot Description Backs on to Park/Green Space, Back Yard, City Lot, Private,
Rectangular Lot
Roof Asphalt Shingle
Construction Cement Fiber Board, Stone, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 28th, 2024
Date Sold December 5th, 2024
Days on Market 99
Zoning DC-7 Direct Control
HOA Fees 85.00



HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

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