# \$899,900 - 468 Muirfield Crescent, Lyalta

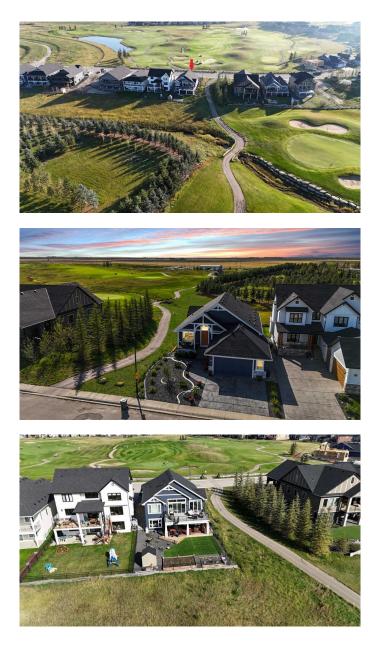
MLS® #A2206698

#### \$899,900

5 Bedroom, 3.00 Bathroom, 1,770 sqft Residential on 0.16 Acres

Lakes of Muirfield, Lyalta, Alberta

You'II fall in love with this one-of-a-kind custom-built walkout bungalow, featuring a southwest backyard and breathtaking views of the Muirfield Lakes Golf Course and the distant mountains. This meticulously designed home offers unparalleled luxury and attention to detail with each room having a unique focal point. As you enter, you'll immediately notice the wide plank flooring, elegant French doors leading to the office/bedroom and a stunning wall of windows that floods the space with natural light and showcases the spectacular views. Step past the impressive, curved staircase into the open-concept kitchen, a chef's paradise with a massive island, custom cabinetry, exquisite Caesarstone countertops, and top-of-the-line stainless steel appliances, including wall ovens and an induction cooktop. The spacious dining room opens to an extended deck with a durable DuraDeck covering and a spiral staircase leading to the lower deck. The living room features 11-foot ceilings and a striking two-way fireplace with a unique cast limestone mantel, serving as a captivating centerpiece. The primary bedroom is a retreat with expansive windows offering the same stunning views. The luxurious ensuite includes a quartz vanity, a standalone soaker tub, a separate shower, and a generous walk-in closet. Conveniently located off the primary bedroom is a mudroom/laundry room, and a half bath completes this level. Descend to the fully finished walkout basement, where you'II



find a bright guest room with barn doors, also enjoying the same gorgeous view. To the right, thereâ€<sup>™</sup>s another bedroom and a stylish 3-piece bath featuring a contemporary rock wall, a large shower with heated tile floors. A third bedroom is located down the hall. The recreation area is perfect for entertaining, featuring a three-sided fireplace and a wet bar. The massive lower deck, complemented by a privacy screen, offers an ideal space for gatherings and enjoying the outdoor setting and enjoy evenings by the landscape lighting that is hard wired in. Low-maintenance landscaping with artificial turf means no mowing or watering is required. Recent upgrades include air conditioning with a transferable warranty. The oversized garage is equipped with Vacuflo, a hot/cold tap, and a rough-in for a future heater. Surrounded by the golf course on three sides (front, back, and side), this home enjoys unmatched privacy, with the cart path running along the side, ensuring no immediate neighbors. With nearly a full lot separating you from the next house, this incredible home must be seen to be fully appreciated.

Built in 2018

#### **Essential Information**

MLS® #	A2206698
Price	\$899,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,770
Acres	0.16
Year Built	2018
Туре	Residential
Sub-Type	Detached

Style	Bungalow	
Status	Active	
Community Information		
Address	468 Muirfield Crescent	
Subdivision	Lakes of Muirfield	
City	Lyalta	
County	Wheatland County	
Province	Alberta	
Postal Code	T0J1Y1	
Amenities		
Amenities	Clubhouse, Colf Course, Park, Playground	
Parking Spaces	4	
Parking	Aggregate, Double Garage Attached, Garage Door Opener, Insulated, Oversized	
# of Garages	2	
Interior		
Interior Features	Closet Organizers, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)	
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop	
Heating	Fireplace(s), Forced Air, Natural Gas	
Cooling	Central Air	
Fireplace	Yes	
# of Fireplaces	2	
Fireplaces	Family Room, Gas, Living Room, Mantle, Tile, Raised Hearth	
Has Basement	Yes	
Basement	Exterior Entry, Finished, Full, Walk-Out	
Exterior		
Exterior Features	Private Entrance	
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Views, Close to Clubhouse, Greenbelt, On Golf Course	
Roof	Asphalt Shingle	
Construction	Composite Siding, Stone	

#### Foundation Poured Concrete

## **Additional Information**

Date Listed	March 29th, 2025
Days on Market	32
Zoning	DC-7
HOA Fees	85
HOA Fees Freq.	MON

## **Listing Details**

Listing Office Royal LePage Benchmark

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