

# \$849,000 - 376 Muirfield Crescent, Lyalta

MLS® #A2187136

**\$849,000**

4 Bedroom, 3.00 Bathroom, 1,715 sqft

Residential on 0.16 Acres

Lakes of Muirfield, Lyalta, Alberta

This stunning 4-bedroom plus den bungalow is a rare find, offering luxurious living in a serene golf course community. Designed with comfort and style in mind, the home features an oversized triple garage, perfect for extra storage or workshop space. Upstairs you will find an expansive primary bedroom which is a true retreat, complete with a spacious walk-in closet and a spa-like ensuite. Another bedroom and office complete this level. The extended kitchen is a chef's dream, boasting sleek quartz countertops, stainless steel appliances, and ample cabinetry. Large windows throughout the home fill the space with natural light while providing breathtaking pond and mountain views from the west back yard. The lower level is designed for relaxation and recreation, featuring two additional bedrooms, a gym, and plenty of space for entertaining. With no neighbors behind, enjoy the ultimate privacy in a peaceful setting. Experience the perfect blend of luxury and tranquility in this exceptional home. Only 20 minutes from Calgary and minutes from Strathmore.

Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2187136  |
| Price    | \$849,000 |
| Bedrooms | 4         |



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,715       |
| Acres          | 0.16        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 376 Muirfield Crescent |
| Subdivision | Lakes of Muirfield     |
| City        | Lyalta                 |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T0J1Y1                 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Clubhouse, Golf Course, Park, Playground, Recreation Facilities, Trash                              |
| Parking Spaces | 6   |
| Parking        | Aggregate, Front Drive, Garage Door Opener, Insulated, Oversized, Triple Garage Attached, On Street |
| # of Garages   | 3   |
| Waterfront     | Pond  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

|                 |   |
|-----------------|---|
| Lot Description | Back Yard, City Lot, No Neighbours Behind, Street Lighting, Rectangular Lot |
| Roof            | Asphalt Shingle   |
| Construction    | Cement Fiber Board, Stucco  |
| Foundation      | Poured Concrete   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 18th, 2025 |
| Days on Market | 73                  |
| Zoning         | R-1                 |
| HOA Fees       | 85                  |
| HOA Fees Freq. | MON                 |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.