

# \$679,000 - 628 Muirfield Crescent, Lyalta

MLS® #A2167463

## \$679,000

2 Bedroom, 2.00 Bathroom, 1,318 sqft

Residential on 0.18 Acres

Lakes of Muirfield, Lyalta, Alberta

Escape to this exquisite two-bedroom, two-bathroom bungalow located right on the golf course in the exclusive Muirfield Lakes golf community. This home offers the perfect blend of luxury, comfort, and stunning views, making it an ideal retreat for golf enthusiasts and nature lovers alike.

### Key Features:

**Open Concept Living:** Enjoy the spacious and bright open floor plan that seamlessly connects the living, dining, and kitchen areas—perfect for entertaining friends and family.

**Massive Deck:** Step outside onto your expansive covered deck, complete with two gas lines for your barbecue or overhead heater. It's the perfect spot to unwind in the hot tub while watching golfers tee off on the first hole.

**Mountain Views:** Start your mornings with a cup of coffee as you watch the sunrise over the golf course, with breathtaking mountain views in the backdrop.

**Basement Potential:** The unfinished basement features a separate entrance and is roughed in for a bathroom, offering endless possibilities for expansion or additional living space.

**Triple Car Garage:** Enjoy the convenience of one of the largest triple car garages in the community, equipped with a lift and heated for your comfort.

**Community Amenities:**



Access to scenic walking paths and outdoor spaces  
Close proximity 20 Minutes to Calgary  
Donâ€™t miss this rare opportunity to own a beautiful bungalow on the golf course!  
Schedule a private showing today and experience all this stunning home has to offer.

Built in 2021

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2167463    |
| Price          | \$679,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,318       |
| Acres          | 0.18        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 628 Muirfield Crescent |
| Subdivision | Lakes of Muirfield     |
| City        | Lyalta                 |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T0J 1Y1                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse, Golf Course |
| Parking Spaces | 7                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 4                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Bar Fridge, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Range Hood, Washer       |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, Unfinished, Walk-Up To Grade  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Lighting   |
| Lot Description   | Back Yard, Close to Clubhouse, Front Yard, On Golf Course, No Neighbours Behind |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Stucco   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2024 |
| Days on Market | 268                  |
| Zoning         | DC-7                 |
| HOA Fees       | 85                   |
| HOA Fees Freq. | MON                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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