

# \$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	Bar Fridge, Central Air Conditioner, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, 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, No Neighbours Behind, On Golf Course
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 20th, 2024
Days on Market	292
Zoning	DC-7
HOA Fees	85
HOA Fees Freq.	MON

## Listing Details

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

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.