

689 Muirfield Crescent
Lyalta, Alberta

MLS # A2237279



\$859,000

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,651 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-25-26-W4
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: 1 Extra Fridge and 1 extra freezer in the garage included

This opulent bungalow situated inside a peaceful community Lyalta offers an unparalleled mix of style, consolation, and usefulness. Equipped with four spacious bedrooms and a flex room provides an adequate space for unwinding and an extra ordinary living. It has a huge foyer that leads into an open concept of living and kitchen area. It has a high vaulted ceiling, huge windows that provides plethora of daylight; the flooring is luxury vinyl planks all over the main floor. The kitchen, which highlights upgraded stainless steel appliances, quartz countertops, and a big island culminate for dinner and casual feasting. The drawers/cabinets are soft closing. There is a gas line outside on the deck for BBQ or for other purposes. The master bedroom comes with a spacious ensuite and walk-in-closet; besides that, there is another bedroom, a flex room, a full bathroom, and a laundry room on the main level. The lower level has two more bedrooms a full bathroom, and an ample space for recreation. There is a wet bar in the lower level to entertain guests or enjoy evenings with family members. There is a potential of adding one more room in the basement in future, if needed. There is a lot of extra storage in the basement for keeping stuff that isn't required often. The triple car garage and a huge driveway in front of it can easily accommodate 6 vehicles. The house also has Govee Home smart led lights on the front of house that can do different themes of colours for different occasions. Nearby amenities & services: Community school bus service for Strathmore public & Catholic schools, 20 minutes drive to Chalo Freshco on Country Hills NE, Grocery Stores, Cafés, Restaurants, hospitals, Fire station, and Schools in Strathmore.