

# \$639,900 - 580 Muirfield Crescent, Lyalta

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MLS® #A2188817

**\$639,900**

3 Bedroom, 4.00 Bathroom, 1,786 sqft

Residential on 0.16 Acres

Lakes of Muirfield, Lyalta, Alberta

Welcome to the AFFORDABLE and family friendly community of The Lakes of Muirfield in LYALTA! This quiet golf course community is just 20 minutes from Chestermere, 20 minutes from Strathmore, and 30 minutes from Calgary. This is life in the country, in a beautiful modern home with fibre optic internet (not satellite) and a TRIPLE ATTACHED GARAGE to keep all your vehicles out of the elements. The heart of the home is your bright OPEN CONCEPT kitchen with QUARTZ COUNTERS, overlooking your beautifully LANDSCAPED SOUTH FACING back yard, backing onto the golf course (from a safe distance), where you will spend those sunny summer days under the big sky. You will keep warm on those cold winter evenings in your cozy living room with a GAS FIREPLACE and HARDWOOD FLOORS. The kids will love the HUGE BONUS ROOM upstairs, and you can retreat down the hall to your primary suite with WALK-IN CLOSET and an AMAZING VIEW! The basement is FULLY DEVELOPED with a full bathroom, stylish bar, and bright open FAMILY ROOM. Kids grow up here a little differently than in the city. If that speaks to you, then don't miss out on your affordable dream home in Lyalta!

Built in 2013

## Essential Information

MLS® #

A2188817



|                |             |
|----------------|-------------|
| Price          | \$639,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,786       |
| Acres          | 0.16        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 580 Muirfield Crescent |
| Subdivision | Lakes of Muirfield     |
| City        | Lyalta                 |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T0J 1Y1                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer     |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Gas, Living Room                                                                |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

**Exterior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                                      |
| Lot Description   | Backs on to Park/Green Space, Back Yard, On Golf Course, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Wood Frame                                                                                  |
| Foundation        | Poured Concrete                                                                             |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 220                 |
| Zoning         | 607                 |
| HOA Fees       | 85                  |
| HOA Fees Freq. | MON                 |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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