



**464 Muirfield Crescent
Lyalta, Alberta**

MLS # A2305643



\$979,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,812 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Aggregate, Covered, Garage Door Opener, Garage Faces Side, Triple Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, On Golf Course, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-26-W4
Exterior:	Cement Fiber Board	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this custom-built modern luxury farmhouse offering over 4,000 sq ft of beautifully designed living space. Featuring 6 bedrooms + bonus room, 3.5 bathrooms, and a triple-car garage with shop area, this home delivers exceptional quality throughout. Recent updates include a new roof and new furnace motor. The grand entry showcases a custom tile mosaic mat, two-storey foyer, and oak staircase. Premium upgrades include black interior/exterior windows, engineered hardwood floors throughout, black stainless steel appliances, farmhouse sink, double ovens, gas cooktop, counter-to-ceiling kitchen tile, matching hood vent/floating shelves/mantle, and an antique butler pantry door. The basement is wired for 7.3 surround sound and projector. Yard includes irrigation rough-in. Enjoy unobstructed sunset and mountain views from this exceptional property. The community offers a fenced dog park, ball diamond, playground, community centre, paved walking paths, and is steps from the golf course. Watch the video and explore the 3D tour to experience this one-of-a-kind home.