



GRASSROOTS
REALTY GROUP

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**525 Muirfield Crescent
Lyalta, Alberta**

MLS # A2247031



\$699,000

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,402 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-25-26-W4
Exterior:	Stucco, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: Call Seller Directly

Click brochure link for more details** Great Price for a Golf Course Bungalow in the Lakes Of Muirfield ! Beautifully landscaped with all the extras you need. Exterior Features: Large 60 ft frontage Lot, Double Garage, Exposed Aggregate Driveway, Spacious Fenced Rear Yard, Sprinkler System, Relax on the Front or Rear Decks. New Shed for Lawn Mower and Tools etc. Interior Features: Central Air Conditioning, Large Center Island Kitchen with Pantry, Fireplace, Large Master ensuite and Walk-In Closet. Main Floor Laundry Fully Finished Basement with Large Family Room and Extra-Large Bedroom complete with Walk-in Closet and Ensuite. Quick Possession Available. Some photos are virtually staged.