



GRASSROOTS
REALTY GROUP

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**11 Muirfield Close
Lyalta, Alberta**

MLS # A2238795



\$799,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,500 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Insulated, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse, Cre		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-26-W4
Exterior:	Stone, Stucco	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Track Lighting, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this stunning walkout bungalow, located on a quiet cul-de-sac that backs onto the peaceful links of Muirfield Lakes Golf Course. With soaring vaulted ceilings and a wall of windows showcasing breathtaking views. This home blends timeless design with modern functionality. As you enter, you're greeted by a spacious flex room - perfect for a home office or second bedroom. The main floor features an open-concept layout with a chef's kitchen offering quartz countertops, upgraded cabinetry, a cooktop, wall oven, and a large corner pantry. The kitchen flows seamlessly into the dining and living areas, anchored by a stylish three-sided fireplace and framed by expansive views of the golf course. The primary suite is a luxurious retreat, boasting vaulted ceilings, tranquil views, a spacious walk-in closet, and a spa-inspired ensuite with a double vanity, a soaker tub, and a separate shower. The ensuite is conveniently connected to the laundry room. Step outside to your expanded raised deck- perfect for entertaining or relaxing - where you can enjoy unobstructed views of the golf course and spectacular sunsets. The low -maintenance landscaping includes a fully fenced back yard. The finished walkout basement features a large bedroom, full bathroom, and an inviting rec room that opens to the backyard. Completing this exceptional home is an attached oversized double garage, offering plenty of room for vehicles, storage, and workspace. Located in the golf course community of Lakes of Muirfield, just 20 minutes from Calgary, Airdrie, and Strathmore.