



GRASSROOTS
REALTY GROUP

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**331 Muirfield Crescent
Lyalta, Alberta**

MLS # A2247036



\$783,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,730 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Garage Door Opener, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	8-25-26-W4
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

ELIGIBLE FOR FIRST HOME BUYERS GST REBATE. Nestled along the picturesque canal in the Lakes of Muirfield, this stunning 5-bedroom walk-out bungalow epitomizes luxurious living. As you approach the house, the exposed aggregate finished driveway greets you as well as the oversized triple garage. The exterior boasts Hardie board siding and upgraded stone accents, perfectly complemented by recessed lighting in the soffits, illuminating the home beautifully at night. The spacious garage is fully drywalled and taped, with natural gas rough-ins ready for a heater. Step inside to find a blend of modern and classic design elements. The main floor, with its soaring 10 ft ceilings and 8 ft doors, exudes an air of grandeur, while the basement's 9 ft ceilings create an inviting and cozy atmosphere. The heart of this home is the exquisite kitchen, where cabinets stretch to the ceiling, offering ample storage. Quartz countertops add a luxurious feel, while the black hardware and stainless steel appliances provide a modern contrast. The kitchen is equipped with gas cooktop and wall oven, dishwasher and microwave and large pantry. Entertaining is a breeze with the built-in ceiling speakers and a gas fireplace with a tile finish in the main living area. The primary bedroom is a sanctuary of its own, boasting a stunning feature wall and spacious closets with built in shelving for all your storage needs. Plus enjoy a beautiful five-piece ensuite with dual sinks, tiled shower, and stand-alone tub. Two more bedrooms (one that could be a den), a full bathroom and laundry room complete this level. The back deck expands across the back of the home and extends your indoor living space to the outdoors. The walkout basement transforms into an entertainment hub, complete with a built-in media center, a wet bar, and an electric fireplace, perfect for movie nights and gatherings.

Also, two large bedrooms and a full bath for extended family or visitors. The thoughtful design extends to the flooring, with options for LVP or laminate flooring on the main floors, ceramic tiles in the bathrooms and mudroom, and plush carpeting in the basement with high-grade underlayment for added comfort. The mudroom is practical yet stylish, featuring a stainless steel sink with a black pull-out faucet. Outside, the front yard will have the sod installed, so less for you to do…just move in and enjoy. This 5-bedroom walk-out bungalow on the canal is more than just a house; it's a sanctuary designed for both relaxation and entertainment, offering the perfect blend of luxury and functionality. Close to Calgary, Chestermere, and Strathmore.