



GRASSROOTS
REALTY GROUP

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**670 Muirfield Crescent
Lyalta, Alberta**

MLS # A2258131



\$839,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,676 sq.ft.	Age:	2021 (4 yrs old)
Beds:	6	Baths:	4
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Insulated, Oversi		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-26-W4
Exterior:	Stucco, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Dishwasher in Bar, Decal Clocks, Garage Fixed Shelves, Hot T tub, Gazebo, 2 sheds		

Exceptional 6-Bedroom + Den Walkout Backing onto Muirfield Lakes Golf Course – Almost 3,800 Sq. Ft. of Versatile Living! This fully finished two-storey walkout offers nearly 3,800 sq. ft. of thoughtfully designed space—perfect for multigenerational living, entertaining, and everyday comfort. The main floor boasts a bright, open layout with a spacious bedroom and full bathroom—ideal for guests or aging family members. A stunning sunroom (easily a 7th bedroom) adds even more flexibility. At the heart of the home, the chef-inspired kitchen features a massive island with gas cooktop, stainless steel appliances, walk-in pantry, reverse osmosis system, soft-close cabinetry, and a separate broom closet. The open dining and living areas flow onto the raised deck with breathtaking golf course and pond views, while the great room is anchored by a sleek electric fireplace with custom built-ins. Upstairs, the oversized primary suite is a true retreat with his-and-hers walk-in closets, dual vanities, separate his-and-hers toilets, and a private balcony. A large bonus room, generous laundry room, and another bedroom with walk-in closet complete this level. The fully developed walkout basement adds three more bedrooms (or home offices), a full bath, spacious living/dining area, wet bar, and plenty of storage. The outdoor spaces are as impressive as the interior: a professionally landscaped backyard with fruit trees, raised garden beds, gazebo, fire pit area, upper and lower decks with gas hookups, and a patio wired for a hot tub. Two large sheds provide extra storage. Pet lovers will appreciate the private dog run with dog door, built-in dog wash, and discreet custom cat litter cabinet. The oversized garage is extra wide/deep and EV-ready with a 240V plug. Additional highlights include A/C, central vac, water softener, upgraded lighting and fans throughout,

functional mudroom with multiple closets and cabinetry, brand-new roof, garage door, and updated railings. Located just 10 minutes from Strathmore and 30 minutes to Calgary, this home combines luxury, versatility, and modern convenience in a peaceful golf course setting.