



GRASSROOTS
REALTY GROUP

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**496 Muirfield Crescent
Lyalta, Alberta**

MLS # A2258779



\$210,000

Division: Lakes of Muirfield

Lot Size: 0.17 Acre

Lot Feat: Back Yard, Backs on to Park/Green Space, Corner Lot, On Golf Course

By Town: -

LLD: -

Zoning: DC-1

Water: -

Sewer: -

Utilities: -

Welcome to a once-in-a-lifetime opportunity. This pie-shaped gem is the final available walkout lot in this phase—and it’s unlike anything else you’ll find. Perfectly positioned, it delivers privacy, space, and jaw-dropping views in every direction. With an impressive 116 feet across the back, your west-facing yard stretches directly onto the golf course, giving you a front-row seat to sweeping mountain views and fiery prairie sunsets. Imagine evening cocktails on your deck with nothing but open fairways behind you. And here’s the kicker: this lot doesn’t just back onto the course—it fronts onto another section too. That means no neighbors on either side. Just wide-open green space, endless sky, and the kind of tranquility most people only dream about. Whether your vision is a show-stopping bungalow or a grand two-story home, this is your canvas. Lots like this don’t come around often, and when they’re gone, they’re gone.