



**3 Muirfield Close
Lyalta, Alberta**

MLS # A2269766



\$899,000

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,951 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3
Garage:	Aggregate, Garage Door Opener, Heated Garage, Insulated, Oversized, Quad		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Corner Lot, C		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-26-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	4 TV's and 5 TV Wall Mounts		

Nestled in the prestigious Lakes of Muirfield community in Lyalta, this exceptional walk-out bungalow delivers 3,773 sq.ft. of beautifully developed living space, paired with an oversized, heated 4-car garage nearing 1,000 sq.ft.;a dream setup for car lovers and hobbyists alike. From the moment you enter, the home impresses with engineered hardwood floors, 8' doors, and an expansive, thoughtfully designed main level that includes a spacious front den and convenient laundry room. The chef's kitchen is the heart of the home, showcasing a massive eat-up island, granite countertops, stainless steel appliances with double ovens, a gas range, Sub-Zero fridge, corner pantry, and extensive cabinetry. It flows effortlessly into the dining area and out to a private deck overlooking the 10th green;perfect for morning coffee or evening unwinding. The bright living room, anchored by a double-sided fireplace, offers a warm and inviting space for gathering. Just beyond, the primary suite serves as a true retreat sharing the double-sided fireplace, direct deck access, and a spa-inspired 5-piece ensuite featuring dual sinks, a soaker tub, steam shower, and walk-in closet. A versatile second room on the main floor provides endless possibilities;home gym, guest room, or add a wardrobe to create an additional bedroom;supported by a full 4-piece bath and extra storage. The fully developed walk-out basement is an entertainer's paradise, boasting a massive recreation area, wet bar with a new wine fridge, two oversized soundproofed bedrooms, a stylish 4-piece bath, and abundant storage. Step outside to the covered patio and enjoy a fully fenced corner lot backing onto green space, with views of the Lyalta grain elevator and the 10th green;an ideal setting for sunrise coffees and peaceful evenings. Experience the serenity of

country living with starry skies and northern lights, all while being just 15 minutes from Strathmore, Langdon, and Chestermere, and 20 minutes from Calgary's city limits. This hidden gem blends luxury, space, and tranquility in a thriving golf community.