



**670 Muirfield Crescent
Lyalta, Alberta**

MLS # A2272150



\$849,900

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|------------------|---|---------------|------------------|
| Division: | Lakes of Muirfield | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,676 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 6 | Baths: | 4 |
| Garage: | Aggregate, Double Garage Attached, Garage Door Opener, Insulated, Oversized | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours | | |

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|--------------------|--|-------------------|------------|
| 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.