



**GRASSROOTS**  
REALTY GROUP

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**670 Muirfield Crescent  
Lyalta, Alberta**

**MLS # A2272150**



**\$849,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	8-25-26-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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 &ndash; Almost 3,800 Sq. Ft. of Versatile Living! This fully finished two-storey walkout offers nearly 3,800 sq. ft. of thoughtfully designed space&mdash;perfect for multigenerational living, entertaining, and everyday comfort. The main floor boasts a bright, open layout with a spacious bedroom and full bathroom&mdash;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.