



GRASSROOTS
REALTY GROUP

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**335 Muirfield Crescent
Lyalta, Alberta**

MLS # A2273212



\$849,000

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,612 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Aggregate, Driveway, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Granite, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-26-W4
Exterior:	Concrete, Mixed, Stone, Stucco	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

This brand-new custom two-story over 2600 square feet home offers 4 spacious bedrooms and 4 modern bathrooms, including a main-floor bedroom with a full bath. The layout features separate living and family rooms, a stylish dining area, a high-end kitchen plus a convenient spice kitchen with tons of storage. The luxurious primary suite includes a 5-piece ensuite with a soaker tub, tiled shower, and a large walk-in closet. Backing onto a serene canal near a golf course, the home also includes a mudroom and a triple garage, with a walkout basement overlooking peaceful views. Located in the Lakes of Muirfield in Wheatland County, it offers quiet living with quick access to Strathmore, Chestermere, and Calgary. Eligible for the First-Time Home Buyers GST Rebate, this home is a rare opportunity—contact your realtor to book a showing.