



**267 Muirfield Crescent  
Lyalta, Alberta**

**MLS # A2275497**



**\$949,900**

<b>Division:</b>	Lakes of Muirfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,838 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Garage Door Opener, Insulated, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Rectangular		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**ELIGIBLE FOR FIRST HOME BUYERS GST REBATE-** Stunning vaulted walkout bungalow backing onto the canal in the sought-after Lakes of Muirfield, offering 1,838 sq ft on the main level plus 1,727 sq ft in the fully developed walkout lower level. This thoughtfully designed home blends spacious living with a relaxed, country-inspired setting. The main floor is filled with natural light and highlighted by soaring vaulted ceilings and peaceful canal views from the primary living spaces. The kitchen is both functional and inviting, featuring quartz countertops, a large central island, stainless steel appliances, abundant cabinetry, and built-in storage—ideal for everyday living and entertaining. Two bedrooms are located on this level, including a spacious primary retreat with a large walk-in closet and a five-piece ensuite. A second full bathroom and convenient main-floor laundry complete the level. The fully developed walkout lower level extends the living space with two additional bedrooms, a generous recreation area with custom built-ins, and seamless access to the outdoors—perfect for family gatherings, entertaining, or multigenerational living. Enjoy outdoor living with a large deck spanning the full width of the home, overlooking the canal and surrounding pathways. An oversized triple garage provides ample room for vehicles, storage, and recreational toys. Located in a quiet, welcoming golf-course community, residents enjoy access to scenic walking trails, lakeside pathways, private community greenspaces, and the Muirfield Golf Club. With serene canal and waterway views right from your backyard, this home offers a rare combination of comfort, functionality, and community charm.