



**GRASSROOTS**  
REALTY GROUP

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**11 Muirfield Close  
Lyalta, Alberta**

**MLS # A2283833**



**\$794,900**

<b>Division:</b>	Lakes of Muirfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,417 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse, Cre		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	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>	Stone, Stucco	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this stunning walkout bungalow on a quiet cul-de-sac, backing onto the peaceful links of Muirfield Lakes Golf Course. Soaring vaulted ceilings and a wall of windows frame breathtaking golf-course views. As you enter, you'll find a versatile flex room—perfect for a home office or extra bedroom. The main floor opens to a chef's kitchen featuring quartz countertops, plenty of cabinetry, a cooktop, wall oven, and a large corner pantry. The kitchen flows into the dining and living areas, anchored by a stylish three-sided fireplace and spectacular vistas of the course. The primary suite is spacious with vaulted ceilings, serene views, a spacious walk-in closet, and a spa-inspired ensuite with a double vanity, soaker tub, and separate shower. The ensuite connects conveniently to the laundry room. Step outside to the expanded raised deck—ideal for entertaining or relaxing—where you can enjoy unobstructed views and stunning sunsets. Low-maintenance landscaping and a fully fenced yard complete the scene. The finished walkout basement adds a large bedroom, full bathroom, and a welcoming rec room that opens to the backyard. An attached oversized double garage provides ample space for vehicles, storage, and a workshop. Located in the golf-course community of Lakes of Muirfield, just 20 minutes from Calgary, Airdrie, and Strathmore.