



**71 Muirfield Close
Lyalta, Alberta**

MLS # A2286733



\$1,200,000

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,570 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Garage Door Opener, Heated Garage, Insulated, Triple Garage A		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Low Maintenance Landscape, M		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-26-W4
Exterior:	Stone, Stucco	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Refrigerators(2 extra), Dishwasher in Basement, TV'S in Primary and Living room, 3 Mirrors on main floor, irrigation system in front and back yards.

GOLF COURSE LIVING | OVER 2,560 SQ FT ABOVE GRADE | 4 BEDROOMS | 4 BATHROOMS | WALKOUT BASEMENT | HEATED TRIPLE GARAGE Welcome to an exceptional executive home backing directly onto the Muirfield Lakes Golf Course in the heart of Lyalta. Perfectly positioned to capture sweeping fairway views, this fully developed 2-storey walkout offers over 3,600 sq ft of beautifully designed living space blending luxury with everyday functionality. The striking curb appeal features rich stone accents and warm stucco tones, creating a timeless exterior that sets the tone for what's inside. Step into an open-concept main floor highlighted by a chef-inspired kitchen with quartz countertops, stainless steel appliances, full-height cabinetry, statement backsplash, and an oversized island with seating. Designer lighting elevates the space, while expansive windows frame breathtaking golf course views. A dedicated main floor office/ formal dining room, wine/coffee bar, powder room and elegant nook with access to the expansive upper glass-railed deck complete this level — ideal for both entertaining and relaxed evenings at home. Upstairs, the primary retreat is a true sanctuary featuring generous proportions, a spa-inspired 5-piece ensuite, and a walk-in closet. Just off the primary suite is a versatile bonus/flex room — perfectly suited for a yoga studio, home gym, private office, or quiet reading lounge. Two additional bedrooms, a full bath, and convenient upper laundry complete the upper level. The fully developed walkout basement is designed for entertaining and extended living, offering a massive recreation room, an additional bedroom, full bath, utility space, and a secondary kitchen/bar area — ideal for guests, multigenerational living, or hosting after a day on the course. And one of the best features — the heated

triple garage with epoxy flooring. Fully finished, this space is the ultimate man cave featuring upgraded lighting, organized storage, and ample room for vehicles, golf carts, tools, and game-day gatherings. It's a dream setup for hobbyists and car enthusiasts alike. Step outside to your private backyard oasis with a covered patio below and upper deck above, all overlooking the manicured fairways — the perfect setting for summer evenings and peaceful mornings. Fully landscaped backyard includes lawn and lowered firepit. Located just minutes from Calgary, this home offers elevated golf course living in the sought-after community of Lakes of Muirfield. Luxury, lifestyle, and a dream garage — this one checks every box.