



GRASSROOTS
REALTY GROUP

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**315 Muirfield Crescent
Lyalta, Alberta**

MLS # A2304065



\$207,500

Division: Lakes of Muirfield

Lot Size: 0.15 Acre

Lot Feat: Backs on to Park/Green Space, Creek/River/Stream/Pond

By Town: Strathmore

LLD: -

Zoning: DC-7 Direct Control

Water: -

Sewer: -

Utilities: -

Discover the perfect opportunity to build your dream home on this exceptional walkout lot in the sought-after golf course community of Lakes of Muirfield. Backing east onto the canal, this property offers beautiful views, abundant natural light, and added privacy. With 56 feet of frontage, there's ample space to design a spacious home with a triple garage. Enjoy the flexibility of no building commitment! Bring your own builder or select from the reputable builders that are active in the community. Benefit from no water restrictions in this premier golf course setting, a notable advantage compared to Calgary, Chestermere, and Strathmore. GST may be applicable.