



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**376 Muirfield Crescent
Lyalta, Alberta**

MLS # A2187136



\$849,000

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,715 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Front Drive, Garage Door Opener, Insulated, On Street, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, No Neighbours Behind, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: none

ELIGIBLE FOR FIRST HOME BUYERS GST REBATE. Welcome to this beautiful 4-bedroom plus den bungalow, perfectly set in a quiet golf course community with no neighbors behind and sweeping mountain views. From the moment you step inside, you'll be drawn to the heart of the home—the extended kitchen. Designed for both cooking and gathering, it features sleek quartz countertops, stainless steel appliances, an abundance of cabinetry, and a layout that flows seamlessly into the dining and living areas. Soaring vaulted ceilings and large west-facing windows flood the main floor with natural light, framing peaceful pond and mountain views you'll never tire of. The spacious primary retreat is a true getaway with a walk-in closet and spa-inspired ensuite, while a second bedroom and office/den complete the main level. Downstairs, the fully finished lower level offers even more space to relax and recharge—two more bedrooms, a home gym, and plenty of room for movie nights or entertaining friends. The oversized triple garage gives you all the space you need for vehicles, storage, or even a workshop, while the private backyard invites you to unwind and soak in the tranquility. Just 20 minutes from Calgary and minutes to Strathmore, this home strikes the perfect balance of luxury, privacy, and convenience.