



GRASSROOTS
REALTY GROUP

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**580 Muirfield Crescent
Lyalta, Alberta**

MLS # A2188817



\$639,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,786 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, On Golf Course		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: 607

Utilities: -

Inclusions: N/A

Welcome to the AFFORDABLE and family friendly community of The Lakes of Muirfield in LYALTA! This quiet golf course community is just 20 minutes from Chestermere, 20 minutes from Strathmore, and 30 minutes from Calgary. This is life in the country, in a beautiful modern home with fibre optic internet (not satellite) and a TRIPLE ATTACHED GARAGE to keep all your vehicles out of the elements. The heart of the home is your bright OPEN CONCEPT kitchen with QUARTZ COUNTERS, overlooking your beautifully LANDSCAPED SOUTH FACING back yard, backing onto the golf course (from a safe distance), where you will spend those sunny summer days under the big sky. You will keep warm on those cold winter evenings in your cozy living room with a GAS FIREPLACE and HARDWOOD FLOORS. The kids will love the HUGE BONUS ROOM upstairs, and you can retreat down the hall to your primary suite with WALK-IN CLOSET and an AMAZING VIEW! The basement is FULLY DEVELOPED with a full bathroom, stylish bar, and bright open FAMILY ROOM. Kids grow up here a little differently than in the city. If that speaks to you, then don't miss out on your affordable dream home in Lyalta!