



GRASSROOTS
REALTY GROUP

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**290 Muirfield Crescent
Lyalta, Alberta**

MLS # A2212736



\$849,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,750 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	None		

ELIGIBLE FOR FIRST HOME BUYERS GST REBATE. Immaculate Open Concept Bungalow with Vaulted Ceilings Sunsets Views!! Welcome to this stunning open concept bungalow that perfectly blends modern luxury with prairie charm. Soaring vaulted ceilings extend throughout the main living space, creating an expansive and light-filled atmosphere. This thoughtfully designed home features 4 spacious bedrooms plus a den, —ideal for a home office, guest room, or hobby space. The primary bedroom offers a private retreat with a spa-inspired ensuite, while a second full bath serves guests and the additional bedroom. The heart of the home is the gourmet kitchen, beautifully appointed with gleaming quartz countertops, stainless steel appliances, a large island with seating, and custom cabinetry. The open layout flows seamlessly into the dining and great room areas, where massive windows capture stunning views of the open prairie and bathe the space in natural light. Step outside to your extended deck that is partially covered deck, perfect for enjoying peaceful mornings or entertaining guests as the sun sets over the wide-open landscape. An oversized triple garage provides exceptional space for vehicles, tools, and storage, with room left over for recreational gear or a workshop setup. Downstairs, the fully finished basement expands your living space with two additional bedrooms, a full bath, and a generously sized rec room —ideal for movie nights, game days, or a kids's play area. Every inch of this home has been crafted for comfort, style, and functionality, all set against the backdrop of breathtaking prairie views and sunsets. Don't miss the opportunity to make this exceptional property your forever home.

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