



**GRASSROOTS**  
REALTY GROUP

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**71 Muirfield Close  
Lyalta, Alberta**

**MLS # A2286733**



**\$1,174,900**

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

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

**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.

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 that seamlessly blends luxury with everyday functionality. Striking curb appeal with rich stone accents and warm stucco tones sets a timeless first impression. At the heart of the home is a show-stopping chef's kitchen designed to impress. Featuring premium Viking appliances, a pot filler, quartz countertops, full-height cabinetry, and a statement backsplash, this space is both elevated and highly functional. The oversized island with seating anchors the room, while a walk-in pantry provides exceptional storage. A dedicated coffee station and separate wine bar add a boutique, lifestyle-driven touch—perfect for entertaining or everyday indulgence. Expansive windows frame breathtaking golf course views, filling the space with natural light. The open-concept main floor also offers a dedicated office or formal dining room, powder room, and an elegant nook with access to the expansive glass-railed deck—ideal for relaxing or hosting against a stunning backdrop. 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—perfect for a yoga studio, home gym, private office, or quiet 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, and a secondary kitchen/bar area—ideal for guests or multigenerational living. Car enthusiasts will appreciate the heated

triple garage with epoxy flooring, upgraded lighting, and ample space for vehicles, golf carts, and hobbies. Step outside to your private backyard oasis with a covered patio, upper deck, and firepit area, all overlooking the manicured fairways. Enjoy the added benefit of no water restrictions, a rare advantage in this premier golf community. Located just minutes from Calgary, this is elevated golf course living in the sought-after Lakes of Muirfield.