



**636 Muirfield Crescent
Lyalta, Alberta**

MLS # A2293995



\$729,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,467 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Front Yard, Landscaped, No Back Lane, On		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SATURDAY MAY 9TH FROM 1:00 to 3:00 pm . Welcome to this exceptional two-Storey home located in the charming hamlet of Lyalta-perfectly situated just east of Calgary and west of Strathmore. Backing directly onto the first Tee of the golf course, this property offers the perfect blend of peaceful country living with convenient access to city amenities. From the moment you arrive, you'll be impressed by the incredible curb appeal, with a triple car garage and an extended parking pad with space for three additional vehicles. The beautifully manicured yard creates a private outdoor oasis, complete with a patio, a deck off of the kitchen, and a cozy fire pit area. Step inside to a bright and welcoming main floor with a grand open entrance that flows seamlessly into the kitchen, dining, and living areas. This home provides a convenient main floor office or flex space. This thoughtfully designed space showcases rich hardwood floors, granite countertops, gas cooktop, stainless steel appliances, and a convenient walk-through pantry-perfect for everyday living and hosting guests. Upstairs, you'll find a spacious layout with plenty of natural light. The large bonus room is perfect for family gatherings or a quiet retreat. From here is a striking hallway overlooking the main entrance, headed to the primary suite, which adds to the home's open and airy feel. The upper level offers three generous bedrooms, including a primary suite large enough for a king bed, complete with a beautiful ensuite with soaker tub and stand-up shower. Convenient upper floor laundry adds to the home's functionality. The walkout/up basement provides endless possibilities for future development (just needs flooring) and easy access to the backyard and golf course. Recent updates include brand-new shingles, gutters, and fresh paint (2025) - giving you peace of mind and long-term value. This is a rare

opportunity to own a beautifully maintained home in a quiet scenic golf course community. Don't miss your chance to experience the lifestyle Lyalta has to offer.