



**670 Muirfield Crescent  
Lyalta, Alberta**

**MLS # A2296045**



**\$844,900**

<b>Division:</b>	Lakes of Muirfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,676 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Aggregate, Double Garage Attached, Garage Door Opener, Insulated, Oversi		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	8-25-26-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Dishwasher in Bar, Decal Clocks, Garage Fixed Shelves, Hot T tub, Gazebo, 2 sheds

Exceptional 6-Bedroom + Den Walkout Backing onto Muirfield Lakes Golf Course! Welcome to luxury living in the prestigious Lakes of Muirfield! This stunning residence offers the perfect blend of elegance and peace of mind. Unlike surrounding areas, this community operates on an independent utility system, ensuring residents enjoy the freedom of no water restrictions - a significant advantage over Calgary, Chestermere, and Strathmore. Experience nearly 3,800 sq. ft. of luxury and versatility in this fully finished two-storey retreat. Designed for modern living, the main floor features a rare bedroom and full bathroom, perfect for guests or multi-generational families, plus a stunning sunroom that can easily serve as a 7th bedroom. At the heart of the home is a chef-inspired kitchen with a massive gas-cooktop island, walk-in pantry, and soft-close cabinetry. Transition seamlessly to the raised deck to soak in breathtaking golf course and pond views. Upstairs, the primary suite is a true sanctuary with his-and-hers walk-in closets, dual vanities, and a private balcony. Lower Level & Outdoor Oasis: The walkout basement is an entertainer's dream with 3 additional bedrooms, a wet bar, and a spacious living area. Step outside to a professionally landscaped yard featuring fruit trees, a fire pit, and a patio wired for a hot tub. Bonus Features: EV-ready oversized garage (240V) Pet-lover's dream: Private dog run, built-in dog wash, and custom cat litter cabinet. Comfort: A/C, brand-new roof, and updated railings. Located just 30 minutes from Calgary, this home offers the perfect balance of peaceful golf-course living and urban convenience.