



**3 Muirfield Close  
Lyalta, Alberta**

**MLS # A2301435**



**\$899,000**

<b>Division:</b>	Lakes of Muirfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,951 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Garage Door Opener, Heated Garage, Insulated, Oversized, Quad		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Corner Lot, C		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	4 TV's and 5 TV Wall Mounts		

Nestled within the prestigious Lakes of Muirfield community in Lyalta, this exceptional walk-out bungalow offers 3,773 sq.ft. of beautifully finished living space, complemented by an oversized, heated 4-car garage nearing 1,000 sq.ft.—a dream for car enthusiasts, hobbyists, and anyone craving extra room to create. From the moment you step inside, the home sets an elevated tone with engineered hardwood floors, 8' doors, and an expansive, thoughtfully designed main level. A spacious front den and a well-appointed laundry room add everyday convenience. The chef's kitchen truly anchors the home, featuring a massive eat-up island, granite countertops, stainless steel appliances including double ovens, a gas range, Sub-Zero fridge, corner pantry, and extensive cabinetry. It flows seamlessly into the dining area and out to a private deck overlooking the 10th green—an ideal spot for morning coffee or unwinding at sunset. The bright living room, warmed by a double-sided fireplace, creates an inviting space for gathering. Just beyond, the primary suite becomes a true retreat, sharing the double-sided fireplace, offering direct deck access, and showcasing a spa-inspired 5-piece ensuite with dual sinks, a soaker tub, steam shower, and walk-in closet. A versatile second room on the main floor adds flexibility—perfect as a home gym, guest room, or easily converted into an additional bedroom with the addition of a wardrobe. A full 4-piece bath and extra storage complete the level. The fully developed walk-out basement is an entertainer's haven, featuring a sprawling recreation area, a wet bar with a new wine fridge, two oversized sound-proofed bedrooms, a stylish 4-piece bath, and abundant storage. Step outside to the covered patio and enjoy a fully fenced corner lot backing onto green space, with views of the Lyalta

grain elevator and the 10th green&mdash;an idyllic setting for sunrise coffees and peaceful evenings. Experience the serenity of country living&mdash;starry skies, northern lights, and quiet nights&mdash;while staying just 15 minutes from Strathmore, Langdon, and Chestermere, and only 20 minutes from Calgary&rsquo;s city limits. This hidden gem blends luxury, space, and tranquility in a thriving golf community.