



**259 Muirfield Crescent  
Lyalta, Alberta**

**MLS # A2302915**



**\$859,900**

<b>Division:</b>	Lakes of Muirfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,661 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Triple Ga		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Creek/River/Stream/Pond, Irregular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	None		

Welcome 259 Muirfield Crescent, a home where modern design meets the quiet beauty of the Alberta prairies. Located in the premier golf community of Lakes of Muirfield, this brand-new residence offers a lifestyle of ease and sophistication. From the moment you arrive, the oversized triple garage and welcoming front porch set the stage for a home built with quality and functionality in mind. The heart of this home is a sprawling open-concept layout that feels both grand and inviting. The gourmet kitchen, complete with a walk-in pantry, flows effortlessly into a sun-drenched dining nook and a massive family room. This seamless transition is perfect for busy mornings or hosting evening gatherings. Large windows frame tranquil views of the canal, while the rear deck acts as a natural outdoor extension of your living space. For those who work from home, a versatile flex room is tucked away near the front entrance, offering a quiet sanctuary away from the main living area. The primary suite serves as a private retreat, featuring a spa-like ensuite and a large walk-in closet designed for serene organization. The fully developed walk-out basement is a true standout, offering a massive recreation area that centers around a built-in wet bar. Large glass doors lead you directly outside, providing easy access to the canal side. Two additional bedrooms and a full bath on this level make it a perfect setup for guests or older children. Living here means more than just a beautiful house; it's about the unique benefits of the community. Unlike nearby urban centers, you'll enjoy the freedom of no water restrictions, ensuring your landscaping remains vibrant all season long. Best of all, this brand-new property is ELIGIBLE FOR THE FIRST HOME BUYERS GST REBATE, offering a rare financial incentive on a premium build. This home offers the peace of the countryside with the

convenience of being just a short drive from Calgary and Strathmore. Depending on the stage of construction, buyers may have the opportunity to select their own interior finishes. Interior photos are from a previous build and doesn't necessarily represent the material and designs to be used in this house and don't necessarily represent the material and designs to be used in this house.