



**75 Muirfield Close
Lyalta, Alberta**

MLS # A2304385



\$1,295,000

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,701 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Insulated, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-26-W4
Exterior:	Stone, Stucco	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters

Inclusions: Storage Shed, Gazebo, Hot Tub

Gorgeous and spacious 2 storey house with 3 car attached garage and walkout basement, 4 bedrooms in total, 3 & 1/2 bathrooms, over 3,800 square feet of living space. Perfect for big family and entertainment. Very well maintained and clean, ready to move in. Main floor features elegant entrance area, big den for home office, nice powder room, large family room with high ceiling and beautiful fireplace, gourmet kitchen with upgraded appliances, plenty of cabinet and counter top space and a large pantry conveniently located between kitchen and mud room leading to triple garage, good size dining room with patio door to a huge (700 SqFt) deck. Large master bedroom upstairs with big and elegant ensuite bathroom (7 x 5 ft shower), organised big walk-in closet, convenient walk through laundry room with sink, two good size kids' bedrooms, main bathroom, and spacious bonus room. Professionally finished basement with additional bedroom, full bathroom, and huge recreation room with french door leading to big concrete patio. A lot of upgrades in this lovely home like big windows for brightness, 9 ft ceiling on main floor and basement, flat ceiling, plenty (157) pot lights, wolf range hood fan, gas stove, upgraded and new (2025) washer and steam dryer, upgraded and organised closets, gazebo 12 x 12 ft, nest thermostat, sprinklers system for fire and for landscaping, smoke and CO detectors, new air condition, new roof (2025), newer hot water tank (2024), new light fixtures, new carpet, newer toilets (2021), new door seals, newly painted exterior - stucco and all trims, newly painted garage interior, gas line for BBQ on deck and patio under deck, gas line for heater in garage, new garage door (2025), exposed aggregate driveway, soffit pot lights, all interior doors upgraded (solid 200 lbs), nice landscaping, sunny south east backyard backing to the golf course and pond.

Perfect location on quiet and safe cul-de-sac.