



GRASSROOTS

REALTY GROUP

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**540 Muirfield Crescent
Lyalta, Alberta**

MLS # A2305211

\$1,189,000



Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,887 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Aggregate, Driveway, Garage Door Opener, Garage Faces F		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-26-W4
Exterior:	Composite Siding, Stone	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	NA		

**** O P E N ** H O U S E ** ALERT!! MAY 9, 11 AM - 2PM - ALONG WITH A COMMUNITY WIDE GARAGE SALE....**Welcome home to a truly special modern retreat offering OVER 4,000 sq ft of beautifully designed living space in a setting that feels like your own private resort. With 4 bedrooms, 4 bathrooms, and a heated triple car garage, this home combines architectural beauty, thoughtful upgrades, and an outdoor lifestyle that is simply unforgettable. From the moment you enter, the home feels like home sweet home... Recent upgrades include a new roof , adding peace of mind to this already exceptional property. Step outside and discover what truly sets this home apart—your resort-inspired backyard oasis. Designed for gathering and celebration, this incredible space has hosted everything from family BBQs to community Happy Hours. The massive deck invites year-round entertaining, while the lower patio creates the perfect setting for intimate evenings under the stars. An upper deck offers breathtaking sunrise and sunset views, making morning coffee and evening wine equally magical. The yard was made for connection and fun. Imagine long summer evenings filled with laughter around the grill. Seating for large groups makes hosting effortless, and the setting feels peaceful and private. Nature is part of everyday life here. Deer frequently wander by, creating a calm, storybook atmosphere. Start your mornings with walks along the nearby canal, spend afternoons watching golfers pass by, and enjoy the simple pleasure of a friendly community where neighbors gather and dogs play at the local park. When you don't feel like cooking, the nearby clubhouse is just a 9-iron away, perfect for a quick dinner or great pizza. With its luxury outdoor living, golf course lifestyle, heated triple garage, modern architecture, and entertainer's kitchen, this home is

more than a place to live—it’s a place to slow down, gather, celebrate, and truly love coming home.