



GRASSROOTS
REALTY GROUP

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**323 Muirfield Crescent
Lyalta, Alberta**

MLS # A2305671



\$915,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,955 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Aggregate, Front Drive, Garage Door Opener, Garage Faces		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot, Creek/River/Stream/Pond, No Back Lane, No Neighbours Behind, R		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	Dc-7 Direct Control
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Experience elevated country living in this exceptional custom walk-out bungalow backing onto the tranquil canal waterway in the prestigious community of Lakes of Muirfield. Ideally located near the clubhouse and golf course amenities, this luxury residence offers over 3,500 sq ft of beautifully designed living space where timeless architecture meets modern sophistication. From the moment you arrive, the striking curb appeal sets the tone with a refined blend of stone veneer, stucco, and Hardie Board siding, dramatic rooflines, custom black-framed windows, and an inviting arched front entry. The oversized triple attached garage offers exceptional space for vehicles and storage, while the expansive covered rear deck is perfectly positioned to capture peaceful canal views and prairie sunsets. Inside, the home is defined by soaring vaulted ceilings, warm natural textures, expansive windows, and curated designer finishes throughout. The open-concept main level was thoughtfully designed for both upscale entertaining and everyday comfort, anchored by a spectacular great room featuring exposed wood beams, custom built-ins, a dramatic floor-to-ceiling fireplace feature wall, and oversized windows that flood the space with natural light. The chef-inspired kitchen is a true showpiece, blending modern elegance with functional design. Highlights include custom cabinetry, an oversized island with seating, premium appliances, quartz countertops, designer lighting, a statement hood fan, and a spacious walk-through pantry with built-in shelving. The adjacent dining nook seamlessly connects to the covered rear deck, creating an effortless indoor-outdoor lifestyle. Privately positioned, the luxurious primary retreat offers serene canal views, a spacious walk-in closet, and a spa-inspired ensuite complete with dual vanities, freestanding soaker tub, oversized glass shower,

heated tile flooring, and elevated designer fixtures. A second main-floor bedroom and dedicated office provide flexibility for guests, family, or work-from-home living. The fully developed walk-out basement continues the home's impressive design aesthetic with a large recreation and entertainment area, custom wet bar, dedicated fitness room behind modern glass doors, two additional bedrooms, full bathroom, and direct access to the backyard and canal pathway system. Perfect for entertaining, multigenerational living, or hosting guests, this level adds incredible versatility to the home. Additional highlights may include wide-plank flooring, upgraded lighting, custom millwork, solid-core doors, black accent detailing, and thoughtfully selected transitional finishes throughout. Property is eligible for the First Home Buyers GST Rebate, offering a rare financial incentive on a premium build. Enjoy the peace of country living just minutes from Calgary and Strathmore, Depending on construction stage, buyers may have the opportunity to personalize select interior finishes. Photos shown are from previous builds.