



**GRASSROOTS**  
REALTY GROUP

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**290 Muirfield Crescent  
Lyalta, Alberta**

**MLS # A2306649**



**\$839,900**

<b>Division:</b>	Lakes of Muirfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,754 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Garage Door Opener, Insulated, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Front Yard, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, 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, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** None

**ELIGIBLE FOR FIRST HOME BUYERS GST REBATE.** Welcome to 290 Muirfield Crescent in Lyalta—an exceptional open-concept bungalow offering space, functionality, and peaceful prairie living in a sought-after golf course community. With over 3,300 sq ft of developed living space, this well-designed home delivers the perfect blend of comfort and practicality for families, downsizers, or anyone seeking room to spread out. The main floor features soaring vaulted ceilings and a bright, open layout that connects the kitchen, dining, and living areas. Large windows flood the space with natural light while showcasing expansive prairie views and unforgettable sunsets. The kitchen is thoughtfully designed with quartz countertops, stainless steel appliances, a large island with seating, and a walk-through pantry that connects directly to the mudroom and oversized triple garage—ideal for everyday convenience. The primary bedroom offers a quiet retreat with a spacious walk-in closet and a 5-piece ensuite. A second bedroom, full bathroom, and a versatile den or home office complete the main level, along with a dedicated laundry room for added functionality. Downstairs, the fully finished basement expands your living space with a large recreation room, two additional bedrooms, and a full bathroom—perfect for guests, teens, or multi-generational living. There is also ample storage and utility space to keep everything organized. Step outside to enjoy the partially covered rear deck, an ideal spot for relaxing or entertaining while taking in wide-open views. The large lot offers plenty of room for future landscaping customization to suit your lifestyle. Located in the welcoming community of Lakes of Muirfield, residents enjoy a relaxed pace of life with access to golf, walking paths, and open green space—while still being within easy commuting

distance to Calgary, Chestermere, and Strathmore. An added bonus: no water restrictions, offering flexibility for landscaping and outdoor living. If you're looking for a new bungalow with a functional layout, triple garage, and scenic surroundings, this home checks all the boxes.