



GRASSROOTS
REALTY GROUP

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**376 Muirfield Crescent
Lyalta, Alberta**

MLS # A2312285



\$824,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,722 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Front Drive, Garage Door Opener, Insulated, On Street, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, M		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

ELIGIBLE FOR FIRST HOME BUYERS GST REBATE. Welcome to this beautiful 4-bedroom plus den bungalow, perfectly set in a quiet golf course community with no neighbors behind. West backing with pond and sweeping mountain views. From the moment you step inside, you'll be drawn to the heart of the home—the extended kitchen. Designed for both cooking and gathering, it features sleek quartz countertops, stainless steel appliances, an abundance of cabinetry, and a layout that flows seamlessly into the dining and living areas. Soaring vaulted ceilings and large west-facing windows flood the main floor with natural light, framing peaceful pond and mountain views you'll never tire of. The spacious primary retreat is a true getaway with a walk-in closet and spa-inspired ensuite, while a second bedroom and office/den complete the main level. Downstairs, the fully finished lower level offers even more space to relax and recharge—two more bedrooms, a home gym, and plenty of room for movie nights or entertaining friends. The oversized triple garage gives you all the space you need for vehicles, storage, or even a workshop, while the private backyard invites you to unwind and soak in the tranquility. Enjoy the freedom of no water restrictions in this premier golf community - a significant advantage over Calgary, Chestermere, and Strathmore. Just 20 minutes from Calgary and minutes to Strathmore, this home strikes the perfect balance of luxury, privacy, and convenience.