



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**71 Muirfield Close
Lyalta, Alberta**

MLS # A2312289



\$1,150,000

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,570 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Garage Door Opener, Heated Garage, Insulated, Triple Garage A		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/		

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

Features: Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Refrigerators(2 extra), Dishwasher in Basement, TV'S in Primary and Living room, 3 Mirrors on main floor, irrigation system in front and back yards.

LUXURY WALKOUT BACKING THE LAKES OF MUIRFIELD GOLF COURSE Welcome to this exceptional fully developed walkout home in the sought-after community of Lakes of Muirfield in Lyalta, offering over 3,600 sq ft of beautifully designed living space and stunning golf course views. Perfectly positioned backing onto the course with no rear neighbours, this property combines upscale finishes, functional family living, and incredible outdoor entertaining areas. From the moment you arrive, the impressive curb appeal, oversized triple attached garage, and inviting front entry set the tone for what awaits inside. The main level features soaring ceilings, expansive windows, and an open-concept layout filled with natural light. The chef-inspired kitchen is a true showpiece, complete with premium Viking stainless steel appliances, a gas cooktop, built-in oven, pot filler, oversized island, walk-in pantry, and abundant cabinetry—perfect for both everyday living and entertaining. The adjacent dining area opens onto the massive upper deck with glass railing and panoramic golf course views, while the living room creates a warm and welcoming atmosphere. A private main floor office, convenient mudroom, and stylish powder room complete this level. Upstairs, the luxurious primary retreat offers a spa-inspired 5-piece ensuite, large walk-in closet, and direct access to the upper bonus/flex room. Two additional generous bedrooms, upper laundry, and another full bathroom provide exceptional functionality for families. The fully developed walkout basement is designed for entertaining and relaxation, featuring a large recreation/games area, wet bar/kitchenette, additional bedroom, full bathroom, utility/storage areas, and direct access to the covered lower patio. Whether hosting guests or enjoying family movie nights, this lower level offers incredible versatility. Step outside to enjoy the

beautifully landscaped backyard, tiered outdoor living spaces, and uninterrupted views of the golf course. The upper deck and covered patio create the perfect setting for summer evenings, morning coffee, or entertaining friends and family. Located just minutes from Calgary and Strathmore, Lakes of Muirfield offers peaceful small-town living with easy city access, all surrounded by an award-winning golf course community. This is a rare opportunity to own a luxury walkout home in an unbeatable setting.