



**596 Muirfield Crescent  
Lyalta, Alberta**

**MLS # A2313538**



**\$789,900**

<b>Division:</b>	Lakes of Muirfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,875 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Landscaped, On Golf Course, See Remarks		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	8-25-26-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** See remarks

Click brochure link for more details\*\* Single-Level Executive Living on the Golf Course &ndash; Lakes of Muirfield Welcome to this custom-built, slab-on-grade bungalow by Kelly Kustom Homes, located in the quiet, gated community of Lakes of Muirfield. Designed with functionality and comfort in mind, this home offers an open-concept layout with 10-foot ceilings and complete single-level living (no basement). Key Interior Features: Comfortable Heating: In-floor radiant heating runs throughout the entire concrete slab, including the main living areas, the master suite, the sunroom, and the attached double garage. Chef's Kitchen: Features a large central island, stainless steel appliances, and a dedicated dining area perfect for hosting. Master Suite & Heated Sunroom: The spacious master bedroom features a spa-like ensuite and opens directly into a beautiful, fully heated sunroom. French doors lead from this space out to a private patio area&mdash;prepped and ideal for a future hot tub. Guest Space: An additional second bedroom and a full bathroom ensure plenty of space and privacy for loved ones or a home office. Outdoor & Premium Features: Extended Deck & Pergola: Step outside from the sunroom onto an extended deck equipped with a built-in pergola and privacy shades, creating a cozy, protected outdoor living area. Low-Maintenance Yard: The backyard features high-quality artificial turf, giving you a perfectly green lawn year-round with zero mowing required. Golf Course Views: Sit back and enjoy unobstructed views of the 1st tee on the beautiful, well-manicured 18-hole Lakes of Muirfield golf course right outside your doorstep. Recent Upgrades & Maintenance: March 2025: House roof shingles, shed roof shingles, and the garage door were all fully replaced. Location: Enjoy the peace of a gated golf community with an easy commute to nearby

centers: 18 minutes to Strathmore 20 minutes to Chestermere 35 minutes to Calgary (downtown) This home combines premium craftsmanship with an effortless, low-maintenance lifestyle.