



**597 Muirfield Crescent
Lyalta, Alberta**

MLS # A2314148



\$689,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,994 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped, No Neighbours Behind, On Gol		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	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, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: n/a

Nestled along the beautiful Lakes of Muirfield Golf Course in Lyalta, this spacious walkout 2-storey offers privacy, incredible views, and room for the whole family. Backing onto the golf course between the 17th and 18th holes, you'll enjoy peaceful countryside scenery with no rear neighbors — just stunning long-range views from both inside the home and your outdoor living spaces. Built in 2010, this stucco home features a triple attached garage, in-home sprinkler system, chain-link fencing, and a thoughtfully designed layout with 3 full bathrooms plus a half bath. The fully insulated and drywalled garage includes a natural gas heater, built-in shelving, and plenty of storage space. Inside, the home is wired for sound with ceiling speakers throughout the living room, bonus room, primary bedroom, basement, outdoor patio, and garage, all with separate volume controls. The system has been tested and can easily connect through Bluetooth with the appropriate amplifier. The fully finished walkout basement offers excellent flexibility and potential as a mortgage helper or private guest space, complete with a separate entrance, 3-piece bathroom, fridge, dishwasher, bar fridge, hotplate, generous cabinetry, and wiring for surround sound. The main floor features a spacious living room with a natural gas fireplace, a dedicated front office perfect for working from home, and a well-equipped kitchen with Maytag fridge, Whirlpool stove, Bosch dishwasher, and garburator. The separate laundry room includes high-end front-load Maytag washer and dryer. The primary suite includes a walk-in closet, ceiling fan, and a luxurious ensuite with dual sinks, separate shower, and tub. All three bedrooms include ceiling fans, while central air conditioning keeps the home comfortable during warm summer months. Additional highlights include: • Home security system already set up • Air

exchange system for fresh air circulation • Stair lighting to basement and upper level • Never-replace furnace filter system (rinse and reuse) • Three natural gas hookups for barbecues and firepit With its incredible views, spacious layout, and extensive upgrades, this home combines comfort, functionality, and golf course living — all while being one of the best values in Lyalta.