



**GRASSROOTS**  
REALTY GROUP

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**670 Muirfield Crescent  
Lyalta, Alberta**

**MLS # A2316767**



**\$839,900**

<b>Division:</b>	Lakes of Muirfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,676 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Aggregate, Double Garage Attached, Garage Door Opener, Insulated, Oversi		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbou		

<b>Heating:</b>	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>	8-25-26-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Dishwasher in Bar, Decal Clocks, Garage Fixed Shelves, Hot T tub, Gazebo, 2 sheds

Experience luxury living in the sought-after Lakes of Muirfield with this exceptional, fully developed walkout home backing directly onto the golf course with beautiful pond views. Offering nearly 3,800 sq. ft. of developed living space, this impressive two-storey home features 6 bedrooms plus a den, making it ideal for large families, multi-generational living, or those seeking flexible space for guests and hobbies. The main floor showcases a spacious open-concept design highlighted by a chef-inspired kitchen with a massive island, gas cooktop, soft-close cabinetry, walk-in pantry, and abundant workspace. A rare main-floor bedroom and full bathroom provide added convenience, while the bright sunroom offers a versatile space that can function as a den, sitting room, or potential seventh bedroom. Step onto the raised deck and enjoy stunning golf course and pond views. Upstairs, the luxurious primary retreat features dual walk-in closets, double vanities, and a private balcony overlooking the course. The upper level is thoughtfully designed to provide comfort, privacy, and ample space for the entire family. The fully finished walkout basement is perfect for entertaining, offering a spacious recreation area, wet bar, and three additional bedrooms. Outside, the professionally landscaped yard includes fruit trees, a fire pit area, a private dog run, and a patio wired for a hot tub. Additional highlights include central air conditioning, a central vacuum system, an oversized EV-ready garage with 240V service, built-in dog wash station, updated railings, and a brand-new roof. Unlike many surrounding communities, Lakes of Muirfield operates on its own independent water system, providing residents with the benefit of no water restrictions. Located approximately 30 minutes from Calgary, this remarkable property offers the perfect combination of golf course living, modern

convenience, and small-town tranquility.