



GRASSROOTS
REALTY GROUP

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**670 Muirfield Crescent
Lyalta, Alberta**

MLS # A2334175



\$824,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-26-W4
Exterior:	Stucco, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-

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 tub, Gazebo, shed

GOLF COURSE LIVING WITH POND VIEWS, WALKOUT BASEMENT & ROOM FOR EVERYONE! Welcome to 670 Muirfield Crescent in Lakes of Muirfield, offering exceptional golf course and pond views, generous living space and a relaxed community lifestyle. This fully developed two-storey walkout features 6 bedrooms, a den and nearly 3,800 sq. ft. of developed living space—ideal for families, multi-generational living or anyone wanting room to spread out. The bright, open-concept main floor features a chef-inspired kitchen with a massive island, gas cooktop, walk-in pantry and abundant workspace. A main-floor bedroom and full bathroom provide added flexibility, while the bright sunroom offers an ideal office or sitting area. The raised deck overlooks the golf course and pond. Upstairs, the spacious primary retreat includes two walk-in closets, a private balcony and a luxurious 5-piece ensuite with dual sinks and dual toilets. A second bedroom, full bathroom, large bonus room and laundry complete the upper level. The fully finished walkout basement adds a large recreation/game area, wet bar, three additional bedrooms and a full bathroom. The professionally landscaped yard features fruit trees, fire pit area, private dog run, hot tub-wired patio and plenty of outdoor space. Additional highlights include central air, central vacuum, oversized EV-ready double garage with 240V service, built-in dog wash station, updated railings and a brand-new roof. Lakes of Muirfield offers an independent water system with no water restrictions, along with a golf course, walking paths, playground, dog park, community amenities and RV/boat storage. Calgary is approximately 30 minutes away. Come experience the views and discover what makes 670 Muirfield Crescent a special place to call home.

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