



GRASSROOTS
REALTY GROUP

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**319 Muirfield Crescent
Lyalta, Alberta**

MLS # A2335879



\$1,100,000

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,559 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	5 full / 1 half
Garage:	Aggregate, Garage Door Opener, Garage Faces Front, Off Street, Triple Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Creek/River/Stream/Pond, No Back Lane, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco	Zoning:	DC-7 Direct Control
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Steam Room, Storage, Walk-In Closet(s)		
Inclusions:	Basement: Pizza Oven, Refrigerator, Dishwasher, Hood Fan		

NEW LUXURY CANAL-FRONT HOME | 5 BEDROOMS | WALKOUT Designed to impress from the moment you walk in, this exceptional new home will offer more than 3,500 sq. ft. of beautifully finished living space, spectacular canal views and a thoughtful layout created for both family living and entertaining. Ideally positioned along the canal in the award-winning Lakes of Muirfield, this is an opportunity to build a truly exceptional home in one of Southern Alberta's most desirable golf course communities. The main floor is designed around a spectacular chef's kitchen with quartz countertops, a large island, gas range, extensive custom cabinetry and walk-through pantry. The adjoining great room and dining area feature expansive windows that showcase the peaceful canal setting and flood the home with natural light. A fifth bedroom on the main floor provides excellent flexibility for guests, multigenerational living or a private retreat, while the mudroom and full bathroom add everyday convenience. Upstairs, a spacious bonus room creates the perfect family gathering space. Three generous bedrooms offer privacy and comfort, with two featuring their own ensuites. The primary retreat is designed as a private sanctuary, complete with a spa-inspired ensuite featuring a steam shower, deep soaker tub, dual vanities and an oversized walk-in closet. The fully finished walkout level takes entertaining to another level. A large recreation room, wet bar, built-in pizza oven, fitness room and powder room create an incredible space for hosting family and friends. A private guest bedroom with its own ensuite and walk-in closet adds even more flexibility. Multiple outdoor living spaces, including an upper balcony and covered patio, take full advantage of the beautiful canal setting and prairie views. A heated triple attached garage provides plenty of room for vehicles, recreational equipment and

storage. This is an opportunity to build a 5-bedroom, 6-bathroom luxury home with the ability, depending on the stage of construction, to personalize select finishes and make the home uniquely yours. Located in Lakes of Muirfield, residents enjoy championship golf, walking paths, playgrounds, recreation facilities, RV/boat storage and an off-leash dog park.