



GRASSROOTS
REALTY GROUP

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282 Muirfield Crescent
Lyalta, Alberta

MLS # A2336435



\$789,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,758 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

NEW BUILD!! 5 BEDROOMS!! 3 BATHROOMS!! TRIPLE ATTACHED GARAGE WITH 9FT DOORS!! GOLF COMMUNITY!! PREMIUM FINISHES THROUGHOUT!! 3200+ SQFT OF LIVING AREA!! Welcome to this beautifully crafted new build in the prestigious Lakes of Muirfield, offering exceptional design, premium finishes, and an unbeatable golf course community lifestyle. The main floor features a spacious open-concept living room highlighted by a stunning floor-to-ceiling fireplace and premium lighting throughout. The showstopper kitchen is beautifully finished with quartz countertops, stainless steel appliances, a large island, ample cabinetry, and a pantry. The dining area provides direct access to the backyard deck, creating the perfect space for indoor-outdoor living. The main level also offers a luxurious primary bedroom complete with a 5PC ensuite and walk-in closet, a second spacious bedroom, a full 3PC bathroom, and an additional flex room that can easily serve as a third bedroom or home office. The fully developed basement offers incredible additional living space featuring a massive recreation room, a stylish wet bar, three generously sized bedrooms, a full 5PC bathroom, and a dedicated storage area—making it ideal for large families or entertaining guests. Located in the highly sought-after golf community of Lakes of Muirfield in Lyalta, this exceptional home combines thoughtful design, quality craftsmanship, and modern elegance, all just steps from the golf course. A rare opportunity to own a stunning new home in one of the area's most desirable communities. THIS HOME QUALIFY FOR THE FIRST-TIME HOME BUYERS’ GST REBATE, SUBJECT TO ELIGIBILITY REQUIREMENTS!