



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

267 Muirfield Crescent
Lyalta, Alberta

MLS # A2341230



\$899,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,950 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Garage Door Opener, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Rectangular		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Cement Fiber Board, Stone, Wood Frame

Foundation: Poured Concrete

Features: Bar, Beamed Ceilings, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Water: Public

Sewer: Public Sewer

Condo Fee: -

LLD: 8-25-26-W4

Zoning: DC-7

Utilities: -

ELIGIBLE FOR FIRST HOME BUYERS GST REBATE- Stunning vaulted walkout bungalow backing onto the canal in the sought-after Lakes of Muirfield, offering 1,838 sq ft on the main level plus 1,727 sq ft in the fully developed walkout lower level. This thoughtfully designed home blends spacious living with a relaxed, country-inspired setting. The main floor is filled with natural light and highlighted by soaring vaulted ceilings and peaceful canal views from the primary living spaces. The kitchen is both functional and inviting, featuring quartz countertops, a large central island, stainless steel appliances, abundant cabinetry, and built-in storage—ideal for everyday living and entertaining. Two bedrooms are located on this level, including a spacious primary retreat with a large walk-in closet and a five-piece ensuite. A second full bathroom and convenient main-floor laundry complete the level. The fully developed walkout lower level extends the living space with two additional bedrooms, a generous recreation area with custom built-ins, and seamless access to the outdoors—perfect for family gatherings, entertaining, or multigenerational living. Enjoy outdoor living with a large deck spanning the full width of the home, overlooking the canal and surrounding pathways. An oversized triple garage provides ample room for vehicles, storage, and recreational toys. Located in a quiet, welcoming golf-course community, residents enjoy access to scenic walking trails, lakeside pathways, private community greenspaces, and the Muirfield Golf Club. With serene canal and waterway views right from your backyard, this home offers a rare combination of comfort, functionality, and community charm. Enjoy the freedom of no water restrictions in this premier golf community - a significant advantage over Calgary, Chestermere, and Strathmore.

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