



GRASSROOTS
REALTY GROUP

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**316 Muirfield Crescent
Lyalta, Alberta**

MLS # A2341338



\$849,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,691 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Insulated		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt, Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: None

Water: -

Sewer: -

Condo Fee: -

LLD: 8-25-26-W4

Zoning: DC-7

Utilities: -

This beautifully designed bungalow offers 1,691 sq. ft. on the main level plus a fully finished 1,561 sq. ft. basement, creating over 3,200 sq. ft. of comfortable, thoughtfully designed living space. With 4 bedrooms, 3 full bathrooms, a dedicated office and an incredible recreation space, there is room for the whole family—and then some. Move in Ready! The bright, open-concept main floor is designed for both everyday living and entertaining, with luxury vinyl plank flooring, an airy layout and a stylish kitchen featuring quartz countertops, a large island, gas range, pantry and abundant cabinetry. The kitchen flows effortlessly into the spacious dining and living areas, complete with an electric fireplace that creates a warm and inviting gathering space. The private primary retreat is generously sized and features a walk-in closet and luxurious 5-piece ensuite with dual sinks, soaking tub and separate shower. A second bedroom, full bathroom, dedicated office and main-floor laundry add convenience and flexibility to the main level. Downstairs, the possibilities are endless. The fully finished basement features two large additional bedrooms, a full bathroom and an impressive 41-foot-long recreation/game room with wet bar, ideal for movie nights, games, entertaining or creating a dedicated space for family and guests. Step outside to enjoy the spacious backyard and rear deck with a gas BBQ line, perfect for summer evenings and outdoor entertaining. The insulated triple garage, front drive and additional parking provide plenty of room for vehicles, toys and storage. Located in Lakes of Muirfield, a welcoming golf course community near Strathmore and Calgary, residents enjoy access to the golf course, walking and biking paths, playground, recreation facilities, RV/boat storage and other community amenities. If you've been searching for a spacious

4-bedroom bungalow with a finished basement, home office and exceptional recreation space in a golf course community near Strathmore and Calgary, 316 Muirfield Crescent is worth a closer look.