

# \$839,900 - 303 Muirfield Crescent, Lyalta

MLS® #A2183297

**\$839,900**

5 Bedroom, 3.00 Bathroom, 1,795 sqft  
Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

Welcome to this stunning 5-bedroom walkout bungalow with over 3000 sq ft of living space and oversized triple garage! Nestled along the scenic canal, this home offers an open-concept design that is both spacious and inviting. As you step inside, you'll immediately be captivated by the abundant natural light filtering through the oversized windows, framing the beautiful view of the canal beyond. As you come through the front door you will notice 10 ft ceilings and vinyl plank throughout.

There is a huge walk in closet at the front entrance and lockers as you come in from the garage. The open concept layout effortlessly combines the living, dining, and kitchen areas. The heart of the home is the living with room with a beautiful fireplace. The kitchen boasts stainless appliances, sleek cabinetry extending to the ceiling, an extended island and a massive pantry. Whether you're hosting a dinner party or simply enjoying a quiet evening in, this space caters to every culinary need. The primary bedroom features a huge five piece ensuite bathroom complete with modern fixtures, a spa-like bathtub, a massive shower plus a walk in closet with custom built ins. Two additional bedrooms on this level are generously sized and there is also a second full bath and laundry room. The walkout basement is fully finished with two large bedrooms, full bath, wet bar and a large rec room. There is also a flex space that would be perfect for your home theatre or playroom or office. One of the best features of this home is



the oversized triple attached garage, providing ample space for vehicles, storage, and even a workshop area. Lakes of Muirfield is a golf course community close to amenities and great access to Strathmore, Chestermere and Calgary.

Built in 2025

### Essential Information

MLS® #	A2183297
Price	\$839,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,795
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	303 Muirfield Crescent
Subdivision	Lakes of Muirfield
City	Lyalta
County	Wheatland County
Province	Alberta
Postal Code	T0J1Y1

### Amenities

Amenities	Playground, Clubhouse, Golf Course, Recreation Facilities
Parking Spaces	6
Parking	Garage Door Opener, Aggregate, Garage Faces Front, Insulated, Oversized, Triple Garage Attached
# of Garages	3
Waterfront	Canal Access, Stream

### Interior

Interior Features Double Vanity, High Ceiling, Smoking Home, Pantry, Built-In Counters, Vinyl Windows, Open

Appliances Dishwasher, Dryer, Garage Cooktop, Built-In Oven, Gas Cooktop

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out



## Exterior

Exterior Features Private Yard, Private Entrance

Lot Description Back Yard, Front Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond, Views

Roof Asphalt Shingle

Construction Wood Frame, Cement Fiber Board, Stone

Foundation Poured Concrete

## Additional Information

Date Listed December 20th, 2024

Days on Market 118

Zoning R-1

HOA Fees 85

HOA Fees Freq. MON

## Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.