

\$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 | 110 |
| Zoning | R-1 |
| HOA Fees | 85 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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