

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

**Interior**

Interior Features	Built-in Features, Closet Organizers, Stone Counters, Double Vanity, High Ceilings, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer
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 Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Back Yard, Close to Clubhouse, Creek/River/Stream/Pond, Front Yard, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	December 20th, 2024
Days on Market	200
Zoning	R-1
HOA Fees	85
HOA Fees Freq.	MON

## Listing Details

Listing Office	Royal LePage Benchmark
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