

# \$859,900 - 255 Muirfield Crescent, Lyalta

MLS® #A2217780

**\$859,900**

5 Bedroom, 3.00 Bathroom, 1,754 sqft  
Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

ELIGIBLE FOR FIRST HOME BUYERS GST REBATE. Executive Walkout Ranch Style Bungalow on the canal in Lakes of Muirfield Golf Community! Step into refined luxury with this 5-bedroom, 3-bathroom fully finished bungalow, ideally located on the canal in a prestigious golf course community—just steps from Muirfield Lakes Golf Club. The main level welcomes you with soaring ceilings, luxury vinyl plank flooring, and oversized windows that flood the space with natural light and showcase the view. The chef’s kitchen features gleaming quartz countertops, full-height cabinetry, a large center island with seating, a large pantry and stainless steel appliances—perfect for everyday living and entertaining. The great room opens seamlessly to a dining area with access to a deck overlooking the yard. A spacious mudroom with built-ins connects to the oversized triple garage, offering practical storage for an active lifestyle. The primary suite is a true retreat, offering a generous layout including a walk-in closet with custom built-ins, and a 5-piece ensuite complete with a soaker tub, dual sinks, a tiled walk-in shower, and private water closet. Two additional main-floor bedrooms (one that would be perfect as an office as well) and a full 4-piece bath are perfect for family or guests. The fully finished walkout basement adds incredible living space with a large recreation room, two additional bedrooms, a full bath, and access to a covered patio and yard that backs directly



FRONT ELEVATION

255 MUIRFIELD CR.



REAR ELEVATION

255 MUIRFIELD CR.

onto the canal. Plenty of natural light, large windows, and 9' ceilings make the lower level feel bright and welcoming. Enjoy peaceful views, golf just around the corner, and the tranquility of a quiet, upscale neighborhood. This one checks every box for luxury, lifestyle, and location.

Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217780    |
| Price          | \$859,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,754       |
| Acres          | 0.15        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 255 Muirfield Crescent |
| Subdivision | Lakes of Muirfield     |
| City        | Lyalta                 |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T0J1Y1                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Dog Park, Golf Course, Park, Playground, Recreation Facilities |
| Parking Spaces | 6  |
| Parking        | Aggregate, Triple Garage Attached                              |
| # of Garages   | 3  |
| Waterfront     | Canal Access   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Recessed Lighting |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Microwave   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle  |
| Construction      | Cement Fiber Board, Stone  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 153           |
| Zoning         | DC-7          |
| HOA Fees       | 85            |
| HOA Fees Freq. | MON           |

## Listing Details

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

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