

\$783,900 - 331 Muirfield Crescent, Lyalta

MLS® #A2247036

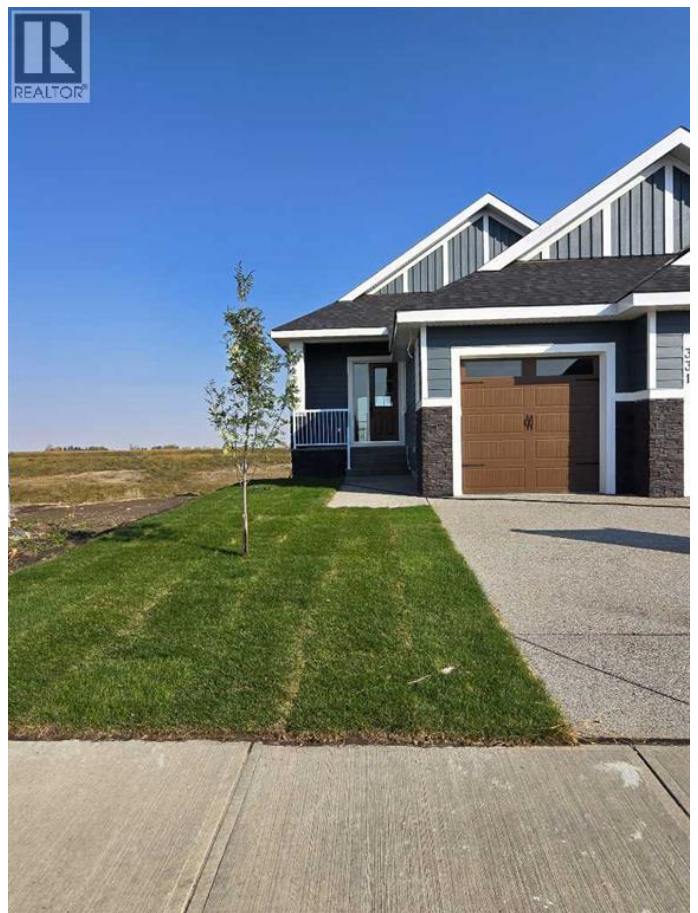
\$783,900

4 Bedroom, 3.00 Bathroom, 1,730 sqft

Single Family on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

ELIGIBLE FOR FIRST HOME BUYERS GST REBATE. Nestled along the picturesque canal in the Lakes of Muirfield, this stunning 5-bedroom walk-out bungalow epitomizes luxurious living. As you approach the house, the exposed aggregate finished driveway greets you as well as the oversized triple garage. The exterior boasts Hardie board siding and upgraded stone accents, perfectly complemented by recessed lighting in the soffits, illuminating the home beautifully at night. The spacious garage is fully drywalled and taped, with natural gas rough-ins ready for a heater. Step inside to find a blend of modern and classic design elements. The main floor, with its soaring 10 ft ceilings and 8 ft doors, exudes an air of grandeur, while the basement's 9 ft ceilings create an inviting and cozy atmosphere. The heart of this home is the exquisite kitchen, where cabinets stretch to the ceiling, offering ample storage. Quartz countertops add a luxurious feel, while the black hardware and stainless steel appliances provide a modern contrast. The kitchen is equipped with gas cooktop and wall oven, dishwasher and microwave and large pantry. Entertaining is a breeze with the built-in ceiling speakers and a gas fireplace with a tile finish in the main living area. The primary bedroom is a sanctuary of its own, boasting a stunning feature wall and spacious closets with built in shelving for all your storage needs. Plus enjoy a beautiful five-piece ensuite with dual sinks, tiled shower, and stand-alone tub. Two more



bedrooms (one that could be a den), a full bathroom and laundry room complete this level. The back deck expands across the back of the home and extends your indoor living space to the outdoors. The walkout basement transforms into an entertainment hub, complete with a built-in media center, a wet bar, and an electric fireplace, perfect for movie nights and gatherings. Also, two large bedrooms and a full bath for extended family or visitors. The thoughtful design extends to the floo ring, with options for LVP or laminate flooring on the main floors, ceramic tiles in the bathrooms and mudroom, and plush carpeting in the basement with high-grade underlayment for added comfort. The mudroom is practical yet stylish, featuring a stainless steel sink with a black pull-out faucet.Outside, the front yard will have the sod installed, so less for you to doâ€¦just move in and enjoy. This 5-bedroom walk-out bungalow on the canal is more than just a house; it's a sanctuary designed for both relaxation and entertainment, offering the perfect blend of luxury and functionality. Close to Calgary, Chestermere, and Strathmore.

(id:6289)

Built in 2025

Essential Information

Listing #	A2247036
Price	\$783,900
Bedrooms	4
Bathrooms	3.00
Square Footage	1,730
Acres	0.15
Year Built	2025
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address 331 Muirfield Crescent
Subdivision Lakes of Muirfield
City Lyalta
Province Alberta
Postal Code T0J1Y1

Amenities

Amenities Golf Course, Park, Playgr
Centre, RV Storage
Features Wet bar, Closet Organizers, No Animal Home, Parking
Parking Spaces 6
Parking Attached Garage, Oversize
of Garages 3
Is Waterfront Yes
Waterfront Waterfront on canal

Interior

Appliances Washer, Refrigerator, Cooktop - Gas, Dishwasher, Oven, Dryer,
Microwave, Hood Fan, Garage door opener
Heating Natural gas Forced air
Cooling None
Fireplace Yes
of Fireplaces 2
of Stories 1
Has Basement Yes
Basement Walk out

Exterior

Exterior Stone
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Royal LePage Benchmark



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