

303 Muirfield Crescent Lyalta, Alberta

MLS # A2183297


\$839,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,795 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Aggregate, Garage Door Opener, Garage Faces Front, Insulated, Oversized,		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	8-25-26-W4
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vinyl Windows		
Inclusions:	N/A		

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.