

# \$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 | 212                 |
| Zoning         | R-1                 |
| HOA Fees       | 85                  |
| HOA Fees Freq. | MON                 |

## Listing Details

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

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