

# \$783,900 - 331 Muirfield Crescent, Lyalta

MLS® #A2204540

## \$783,900

5 Bedroom, 3.00 Bathroom, 1,728 sqft

Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

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 harmonious 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 and a touch of elegance. 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 flooring, 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.

-interior photos are from previous build

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2204540    |
| Price          | \$783,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,728       |
| Acres          | 0.15        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 331 Muirfield Crescent |
| Subdivision | Lakes of Muirfield     |
| City        | Lyalta                 |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T0J1Y1                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Clubhouse, Golf Course, Park, Playground, Recreation Facilities, RV/Boat Storage |
| Parking Spaces | 6  |
| Parking        | Driveway, Garage Door Opener, Insulated, Oversized, Triple Garage Attached       |
| # of Garages   | 3  |
| Waterfront     | Canal Access, Canal Front  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Oven  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas, Electric, Family Room, Recreation Room, Tile   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Walk-Out  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle  |
| Construction      | Cement Fiber Board, Stone, Wood Frame  |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      March 22nd, 2025  
Days on Market                26  
Zoning                              R-1  
HOA Fees                         85  
HOA Fees Freq.                MON

**Listing Details**

Listing Office                    Royal LePage Benchmark

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