

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

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MLS® #A2247036

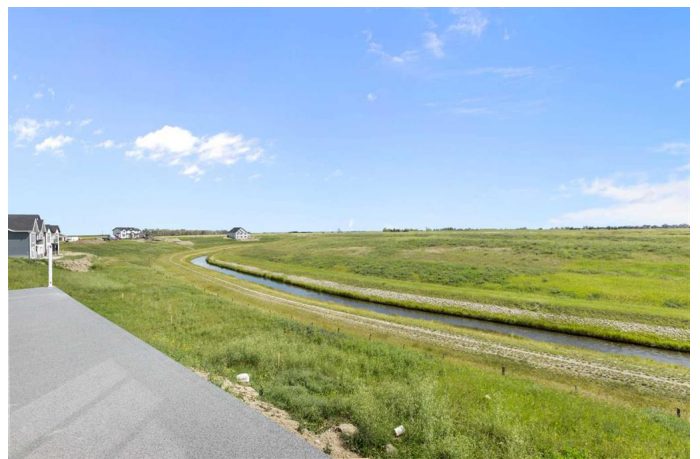
**\$783,900**

4 Bedroom, 3.00 Bathroom, 1,730 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 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 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.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247036    |
| Price          | \$783,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,730       |
| 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, Park, Golf Course, 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, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar, Quartz Counters  
Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Gas Cooktop, Oven  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Family Room, Gas, Electric, 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, Creek/River/Stream/Pond  
Roof Asphalt Shingle  
Construction Cement Fiber Board, Stone, Wood Frame  
Foundation Poured Concrete

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 6                |
| Zoning         | DC-7             |
| HOA Fees       | 85               |
| HOA Fees Freq. | MON              |

**Listing Details**

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

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