

**670 Muirfield Crescent  
Lyalta, Alberta**

**MLS # A2272150**



# \$849,900

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	8-25-26-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Dishwasher in Bar, Decal Clocks, Garage Fixed Shelves, Hot T tub, Gazebo, 2 sheds		

Exceptional 6-Bedroom + Den Walkout Backing onto Muirfield Lakes Golf Course &dash; Almost 3,800 Sq. Ft. of Versatile Living! This fully finished two-storey walkout offers nearly 3,800 sq. ft. of thoughtfully designed space&mdash;perfect for multigenerational living, entertaining, and everyday comfort. The main floor boasts a bright, open layout with a spacious bedroom and full bathroom&mdash;ideal for guests or aging family members. A stunning sunroom (easily a 7th bedroom) adds even more flexibility. At the heart of the home, the chef-inspired kitchen features a massive island with gas cooktop, stainless steel appliances, walk-in pantry, reverse osmosis system, soft-close cabinetry, and a separate broom closet. The open dining and living areas flow onto the raised deck with breathtaking golf course and pond views, while the great room is anchored by a sleek electric fireplace with custom built-ins. Upstairs, the oversized primary suite is a true retreat with his-and-hers walk-in closets, dual vanities, separate his-and-hers toilets, and a private balcony. A large bonus room, generous laundry room, and another bedroom with walk-in closet complete this level. The fully developed walkout basement adds three more bedrooms (or home offices), a full bath, spacious living/dining area, wet bar, and plenty of storage. The outdoor spaces are as impressive as the interior: a professionally landscaped backyard with fruit trees, raised garden beds, gazebo, fire pit area, upper and lower decks with gas hookups, and a patio wired for a hot tub. Two large sheds provide extra storage. Pet lovers will appreciate the private dog run with dog door, built-in dog wash, and discreet custom cat litter cabinet. The oversized garage is extra wide/deep and EV-ready with a 240V plug. Additional highlights include A/C, central vac, water softener, upgraded lighting and fans throughout,

functional mudroom with multiple closets and cabinetry, brand-new roof, garage door, and updated railings. Located just 10 minutes from Strathmore and 30 minutes to Calgary, this home combines luxury, versatility, and modern convenience in a peaceful golf course setting.