

**267 Muirfield Crescent
Lyalta, Alberta**

MLS # A2275497



\$949,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,838 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Rectar		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

ELIGIBLE FOR FIRST HOME BUYERS GST REBATE-Vaulted walkout bungalow on the canal in the sought-after Lakes of Muirfield, offering 1,838 sq ft on the main level and 1,727 sq ft on the fully developed lower level. This home combines spacious living with thoughtful design in a relaxed, country-like setting. The main floor features soaring vaulted ceilings and abundant natural light, with serene canal views from the living areas. Two bedrooms include a primary suite with a large walk-in closet and five-piece ensuite. A second full bath and main-floor laundry add convenience to everyday living. The walkout lower level offers two additional bedrooms, a generous recreation space, and seamless indoor-outdoor flow—perfect for family gatherings, entertaining, or multigenerational living. An oversized triple garage provides plenty of room for vehicles and toys. Set in a quiet, friendly golf-course community, residents enjoy access to the Muirfield Golf Club, scenic walking trails, lakeside pathways, and private community greenspaces. With canal and waterway views right from your backyard, this home offers a rare combination of comfort, outdoor living, and a welcoming community atmosphere.