

**335 Muirfield Crescent  
Lyalta, Alberta**

**MLS # A2283788**

**\$799,998**



<b>Division:</b>	Lakes of Muirfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,612 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, In Garage Electric Vehicle Charger		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Granite, Laminate	<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>	Mixed, Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	.		

This brand-new custom two-story over 2600 square feet home offers 4 spacious bedrooms and 4 modern bathrooms, including a main-floor bedroom with a full bath. The layout features separate living and family rooms, a stylish dining area, a high-end kitchen plus a convenient spice kitchen with tons of storage. The luxurious primary suite includes a 5-piece ensuite with a soaker tub, tiled shower, and a large walk-in closet. Backing onto a serene canal near a golf course, the home also includes a mudroom and a triple garage, with a walkout basement overlooking peaceful views. Located in the Lakes of Muirfield in Wheatland County, it offers quiet living with quick access to Strathmore, Chestermere, and Calgary. Eligible for the First-Time Home Buyers GST Rebate, this home is a rare opportunity&mdash;contact your realtor to book a showing.