

\$899,900 - 150 Muirfield Boulevard, Lyalta

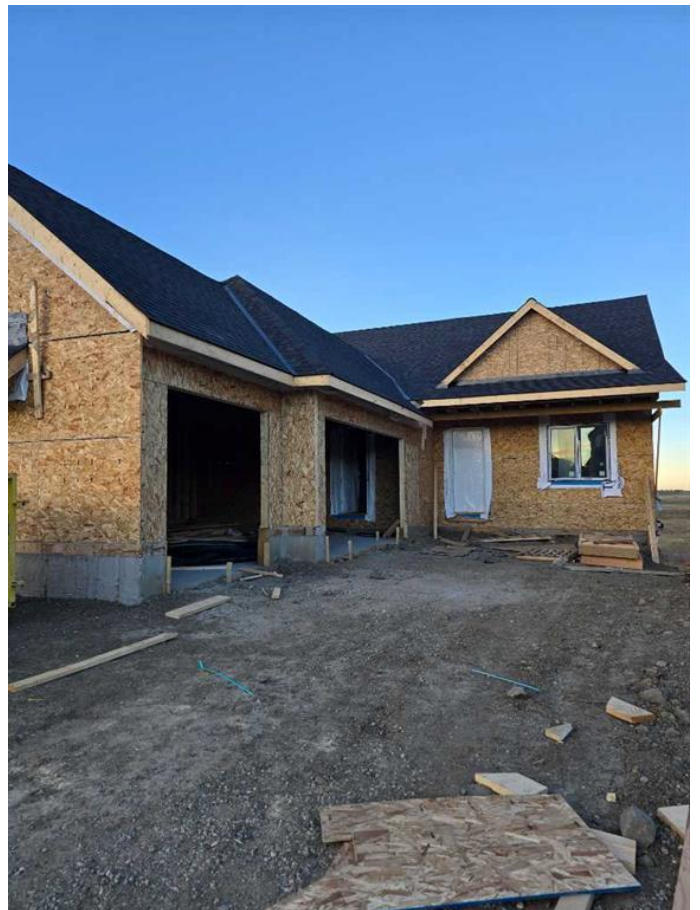
MLS® #A2195470

\$899,900

5 Bedroom, 3.00 Bathroom, 1,888 sqft
Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

You will love this 1888-square-foot walkout bungalow, a blend of elegance and functionality, featuring a thoughtfully designed layout that caters to both comfort and convenience. This open concept home has soaring vaulted ceilings and large windows with beautiful views. The kitchen has a large pantry and plenty of cupboard and counter space. The home boasts a spacious primary suite that serves as a luxurious retreat, complete with a five-piece ensuite. This opulent bathroom includes a soaking tub, a separate glass-enclosed shower, dual vanities, and ample storage, providing a spa-like experience that enhances the serenity of the space. In addition to the primary suite, the bungalow includes a versatile second and third bedroom, which can easily double as a home office or study. Its flexibility makes it an ideal space for remote work, creative pursuits, or as a guest room, depending on your needs. Adjacent to the bedrooms is a second full bathroom, thoughtfully designed to ensure privacy and convenience for both residents and guests. You will enjoy the full length deck with access from both the living room and the primary bedroom. The walk-out basement expands the living area even further, offering two large bedrooms, a full bath and rec room. The side-drive triple garage adds to the home's practicality, providing generous storage and parking space. Backing onto a canal, the property enjoys a picturesque and tranquil setting. This serene backdrop



enhances the outdoor living experience, allowing you to relax on a deck or patio while taking in the calming views of the water. Overall, this bungalow combines luxurious interiors, practical features, and a beautiful natural setting, making it an exceptional home that caters to both comfort and lifestyle needs. Enjoy life in Lakes of Muirfield, a golf course community close to Strathmore, Calgary and Chestermere. Some interior photos are from previous builds.

Built in 2024

Essential Information

MLS® #	A2195470
Price	\$899,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,888
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	150 Muirfield Boulevard
Subdivision	Lakes of Muirfield
City	Lyalta
County	Wheatland County
Province	Alberta
Postal Code	T0J1Y1

Amenities

Amenities	Clubhouse, Golf Course, Park, Playground
Parking Spaces	6
Parking	Aggregate, Triple Garage Attached

of Garages 3

Interior

Interior Features Closet Organizers, Double Animal Home, No Smoking Lighting, Separate Entrance Closet(s)

Appliances Dishwasher, Electric Range, Refrigerator

Heating Forced Air, Natural Gas

Cooling Rough-In

Has Basement Yes

Basement Finished, Full

Exterior

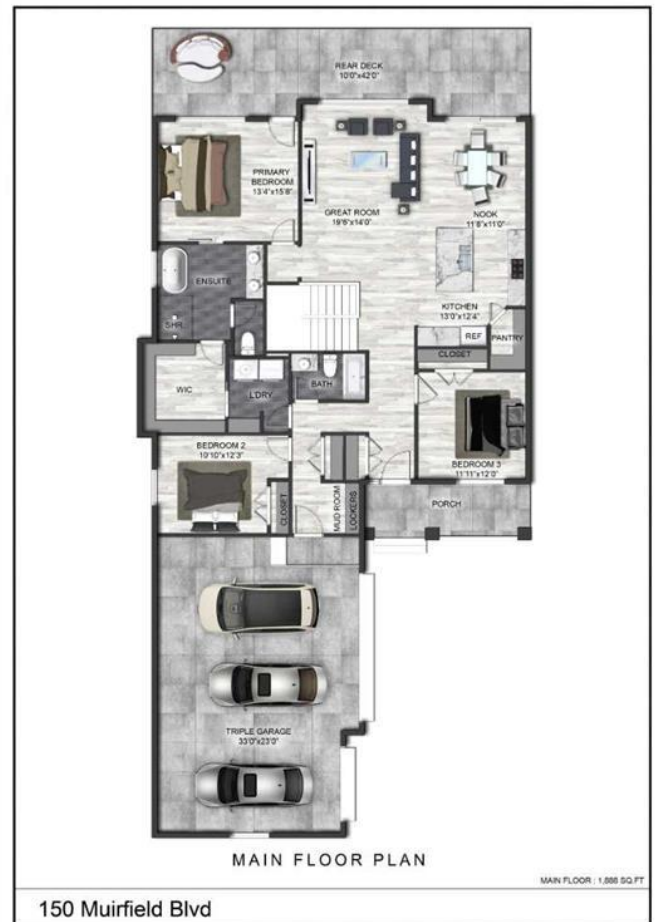
Exterior Features Private Entrance

Lot Description Back Yard, Backs on to Park Street Lighting

Roof Asphalt Shingle

Construction Cement Fiber Board

Foundation Poured Concrete



Additional Information

Date Listed February 18th, 2025

Days on Market 71

Zoning DC-7 Direct Control

HOA Fees 85

HOA Fees Freq. MON

Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.