



**GRASSROOTS**  
REALTY GROUP

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150 Muirfield Boulevard  
Lyalta, Alberta

MLS # A2279607



**\$849,900**

<b>Division:</b>	Lakes of Muirfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,892 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Garage Door Opener, Insulated, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse, Cre		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	DC-7 Direct Control
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**MOTIVATED SELLER &ndash; BRING YOUR OFFERS!** This is an incredible opportunity to own a masterfully designed 1,892 sq. ft. walkout bungalow in the prestigious Lakes of Muirfield, also **ELIGIBLE FOR THE FIRST-HOME BUYERS GST REBATE**. From the striking board-and-batten exterior and stone accents to the side-drive triple garage, this home radiates curb appeal. Enjoy the freedom of no water restrictions in this premier golf community - a significant advantage over Calgary, Chestermere, and Strathmore. Inside, soaring vaulted ceilings and massive windows frame tranquil canal views, creating a bright and airy sanctuary. The chef-inspired kitchen is a showstopper, boasting quartz countertops, a dramatic waterfall island, custom cabinetry, and premium stainless appliances. The open-concept layout flows seamlessly to a full-length upper deck, perfect for entertaining against a backdrop of open prairie skies. The main floor features a private primary retreat with deck access and a spa-like 5-piece ensuite, plus two additional bedrooms for family or a home office. Descend to the fully developed walkout level to find an entertainer's dream: a massive theatre room with a dedicated wet bar, two oversized bedrooms, and a generous recreation space that opens directly to the covered lower patio. Residents of the Lakes of Muirfield enjoy championship golf and scenic paths, all while being minutes from Strathmore and an easy commute to Calgary. With a motivated seller and a pristine, move-in-ready interior, this canal-side gem won't last long!