



**GRASSROOTS**  
REALTY GROUP

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**194 MUIRFIELD Boulevard**  
**Lyalta, Alberta**

**MLS # A2295497**



**\$824,900**

<b>Division:</b>	Lakes of Muirfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,663 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/		

<b>Heating:</b>	Forced Air	<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>	Mixed, Stone, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

\*\*\* OPEN HOUSE SATURDAY APRIL 25, 1 -3 pm \*\*\* LARGE TRIPLE CAR GARAGE & BACKING ONTO THE CANAL & WALK-OUT BASEMENT . Welcome to 194 Muirfield Boulevard in the friendly community of the Lakes of Muirfield. This fully finished bungalow offers high end finishes with over 3,200 sq. ft. of living space on a large 53.5 x 129 lot, backing directly onto the canal with no rear neighbors. This same house in other areas can cost upwards of \$200,000 to \$400,000 more so the value is hard to ignore here. Some images are VIRTUALLY STAGED and may not 100% represent what is there. For this bungalow, the mainfloor and basement both offer 9 feet ceilings, knockdown ceilings and 8 foot doors on the Mainfloor. There are 2 bedrooms on the main floor and an additional third room that can be either an office or a bedroom when you add a closet or a wardrobe. The kitchen offers quartz countertops, a corner pantry, large island, and comes with an appliance allowance to choose your own appliances. The kitchen comes with a GAS COOKTOP or an induction cooktop. Adjacent to the kitchen is a bright dining area and a living room with an electric fireplace, all opening onto an extra-wide (FULL HOME WIDTH) private balcony with beautiful fairway views, perfect for relaxing or entertaining. The primary bedroom features a 5-piece ensuite with double sinks, soaker tub, separate glass upgraded shower (10 mm glass, seating area + massive tiles to the ceiling), and a walk-in closet. The finished basement includes 2 large bedrooms, a 5-piece bathroom, a huge rec room, a wet bar, and lots of storage/utility space&mdash;perfect for entertaining or extended family. The triple front-attached garage (nearly 29' 1" x 26' 5") is drywalled and insulated, with lots of room for vehicles, even your large trucks and tools. The wide driveway provides even more

parking. The exterior is high quality stucco, exposed aggregate concrete driveway and steps. All premium features that are usually big upgrades in other communities. The other nice thing about this location is that you're not going to be surrounded by more construction and can enjoy your home more peacefully. A rare chance to own a new, move-in-ready bungalow surrounded by the golf course in a quiet, secure community. Book your showing today!