



**149 Muirfield Boulevard
Lyalta, Alberta**

MLS # A2308356



\$750,000

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,532 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage, I		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Few Trees, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-26-W4
Exterior:	Stone, Stucco	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Commercial Ice Maker in Basement

Live in the coveted golf course community of The Lakes of Muirfield. This beautifully upgraded bungalow offers 2,925 sq.ft. of developed living space, a heated double attached garage, and an incredible full width outdoor living area overlooking the 18th green with sweeping sunrise and sunset views. Step inside to a bright, open main floor wrapped in engineered hardwood, upgraded lighting, and Hunter Douglas remote control blinds. The chef's kitchen is a standout, featuring an oversized granite island, hidden pull out drawers, built in wine rack, garbage/recycling center, pull out coffee bar, built in wine cooler, hot water tap, touch activated faucet, garburator, and a clever Vacuflow toe kick dustpan beneath the microwave drawer. Granite carries throughout the home for a seamless, elevated finish. The dining area flows onto a massive two tier composite deck spanning the full width of the home—zero maintenance and designed for year round enjoyment with a natural gas line for your BBQ and lower deck fire table. The main floor also includes a spacious front den, laundry room, a tucked away 2 piece bath, and a cozy living room anchored by a gas fireplace. The primary suite is a true retreat, offering direct access to the upper deck and an expansive spa inspired ensuite with heated floors and towel rack, a walk in tile and glass shower, soaker tub, huge granite countertop, and abundant cabinetry. The custom walk in closet with built in drawers completes the space. The fully developed lower level is designed for entertaining, featuring a large recreation area with a second gas fireplace, a stunning wet bar with granite counters and a commercial ice maker, and two oversized bedrooms—one with its own ensuite, the other with a luxurious steam shower. Both lower level bathrooms include heated floors, tile and glass showers, and granite

counters. A huge storage area, sensor activated lighting, and a flex room perfect for a gym round out the level. Additional features include: • Air conditioning • Circulating hot water pump • High rise toilets in all bathrooms • Vacuflow on all levels including the garage • Underground sprinkler system with flower pot watering heads • Outdoor colour changing Ghouly Lights • New shingles, fascia, eaves, soffit (2025) • New garage door • Zero maintenance backyard Settle into the calm of wide-open country skies, where quiet evenings, dancing northern lights, and endless stars are part of everyday life. All of it just 15 minutes from Strathmore, Langdon, and Chestermere, and only 20 minutes from Calgary's edge. This property delivers a rare mix of comfort, space, and peaceful living within a vibrant golf community.