



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

178 Muirfield Boulevard
Lyalta, Alberta

MLS # A2318989



\$749,999

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,308 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Back Lane, No Neighbours Be		

Heating:	Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-26-W4
Exterior:	Cement Fiber Board, Stone, Stucco, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: hot tub, Bose stereo equipment in the basement, TV bracket in living room, TV bracket in basement, TV in basement, heater in garage

Welcome to Life in Muirfield Lakes, Lyalta! Nestled in the peaceful golf course community of Muirfield Lakes in Lyalta, this beautifully appointed bungalow offers the perfect blend of luxury, comfort, and breathtaking prairie views. Thoughtfully designed with stylish finishes and an exceptional layout, this home delivers the lifestyle you've been dreaming of. Step inside and you'll immediately appreciate the bright, inviting front entry and spacious flex room—ideal as a home office, reading room, or sitting area. The open-concept main living space is flooded with natural light and showcases stunning views of the greenspace beyond. The chef-inspired kitchen is sure to impress with its crisp white cabinetry, quartz countertops, stainless steel appliances, gas range, elegant subway tile backsplash, abundant storage, and oversized island that naturally becomes the heart of the home. The adjoining dining area and cozy living room create the perfect setting for entertaining or relaxing, complete with a beautiful feature fireplace and expansive windows framing uninterrupted views of the canal and open landscape behind the property. Retreat to the spacious primary suite, where you'll find room to unwind and enjoy the tranquil scenery. The spa-inspired ensuite offers dual vanities, a luxurious soaker tub, oversized glass shower, and a generous walk-in closet. Convenient main floor laundry and a stylish powder room complete the upper level. Speaking of oversized, the triple car garage is 26.5x29 feet and heated and insulated! Downstairs, the professionally finished lower level expands your living space with a massive family and recreation area, two additional bedrooms, a full bathroom, and plenty of room for movie nights, guests, hobbies, or a growing family. There is also a huge storage/utility room and potential for a third basement bedroom with an egress window.

Outside is where this property truly shines. Enjoy your morning coffee or evening sunsets from the expansive upper deck overlooking the canal and wide-open greenspace. The covered lower patio features a private hot tub, creating your own year-round retreat with incredible prairie views and no immediate rear neighbours. Located just minutes from Calgary and Strathmore, Muirfield Lakes offers a relaxed small-town atmosphere with the added bonus of golf course living, walking paths, parks, and an incredible sense of community.