



GRASSROOTS
REALTY GROUP

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**86 Muirfield Boulevard
Lyalta, Alberta**

MLS # A2320850



\$774,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,731 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-26-W4
Exterior:	Cement Fiber Board, Stone	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: none

**** OPEN HOUSE SUN June 14th 2pm-4pm **** Welcome to this luxury estate home in the sought after 'Lakes of Muirfield', just 20 minutes from Calgary. Offering over 4,200 sq. ft. of beautifully developed living space, this property backs onto a CANAL, GOLF COURSE, and expansive GREENSPACE, providing rare privacy with NO NEIGHBOURS in front or behind and stunning views from every level. Impressive curb appeal, a grand curved staircase, and hardwood flooring create an elegant first impression. Designed for both everyday living and entertaining, the main floor features a stunning OPEN TO ABOVE family room with soaring ceilings and oversized windows that fill the home with natural light. A formal dining room and inviting living room offer ideal gathering spaces, while the well-appointed kitchen showcases cappuccino cabinetry, a corner pantry, a large island with prep sink, a second sink positioned to capture the views, and a bright dining nook with a tray ceiling. Step onto the expansive deck with a gas line for your BBQ and enjoy peaceful sunsets overlooking the canal and golf course. A PRIVATE OFFICE with pocket doors and a powder room complete the main level. Upstairs, the luxurious primary suite features double-door entry, a spa-inspired ensuite with an oversized glass shower, standalone soaker tub, dual vanities, and a spacious walk-in closet. Two additional bedrooms, each with walk-in closets, a full bathroom, and UPPER-LEVEL LAUNDRY provide excellent functionality, while OPEN-TO-BELOW architectural details enhance the home's airy feel. The FULLY developed WALKOUT BASEMENT offers durable vinyl plank flooring, a spacious recreation and entertainment area, dedicated GYM space, a FOURTH bedroom, and a full bathroom. Walk out to the covered patio and landscaped backyard with a pergola

and storage shed, all framed by tranquil canal and golf course views. Recent updates include a NEWER roof, HARDIE BOARD siding, and trim. Ideally located minutes from Chestermere and Langdon, with easy access to Calgary and close proximity to the new De Havilland development, this remarkable property combines luxury, privacy, and an exceptional lifestyle.