



GRASSROOTS
REALTY GROUP

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150 Muirfield Boulevard
Lyalta, Alberta

MLS # A2321121



\$799,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,892 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3
Garage:	Aggregate, Garage Door Opener, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse, Cre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	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:	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)		
Inclusions:	None		

MOTIVATED SELLER 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. 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.