



GRASSROOTS
REALTY GROUP

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**78 Muirfield Boulevard
Lyalta, Alberta**

MLS # A2335011



\$674,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,503 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, On S		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/		

Heating:	Fireplace(s), 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, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 78 Muirfield Boulevard in Lakes of Muirfield, Lyalta, Alberta, where golf-course living, beautiful green space and a small-community lifestyle come together. Clean and well maintained, this 1,503 sq. ft. bungalow offers comfortable main-floor living with 2 bedrooms, 1.5 bathrooms and a bright, open-concept floor plan featuring vaulted ceilings, hardwood flooring, granite countertops, a large kitchen island, pantry and plenty of windows. The spacious living room features a three-sided stone fireplace and opens naturally into the dining area and kitchen, creating a comfortable space for everyday living and entertaining. The primary bedroom includes a generous walk-in closet and 5-piece ensuite, while the second bedroom offers flexibility for family, guests or a home office. Main-floor laundry adds convenience. The full 1,434 sq. ft. walkout basement is unfinished and offers plenty of potential for future development, additional bedrooms, a recreation room, home gym or other living space. Step outside from the lower level onto the patio and enjoy canal views, mature trees and a fully landscaped and fenced yard with irrigation. The large upper balcony provides another outdoor space to relax, entertain or simply enjoy the surrounding views. An attached double garage completes the property. Located in Lakes of Muirfield, residents enjoy access to Muirfield Lakes Golf Course, walking and biking paths, parks, playgrounds, an off-leash dog park, RV/boat storage and community recreation facilities. With its peaceful setting and established amenities, Lakes of Muirfield offers a relaxed golf-course community lifestyle while remaining just minutes from Strathmore and an easy drive to Calgary. If you're looking for a bungalow with golf-course and canal views, a large walkout basement, established landscaping and plenty of future potential, 78 Muirfield

Boulevard is worth a look. This home has a new roof and hot water tank.