# \$855,000 - 146 Muirfield Boulevard, Lyalta

MLS® #A2216849

#### \$855,000

7 Bedroom, 5.00 Bathroom, 2,649 sqft Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

\*\*\* Welcome to your dream home in the prestigious Lakes of Muirfield GOLF COURSE COMMUNITY! This beautifully designed 6-BEDROOM, 5-BATHROOM two-storey home offers over 3700 SQFT of living space, perfect for families, entertaining, and enjoying the tranquil beauty of your surroundings. Enjoy breathtaking views of the canal and fairways from your upper deck, or step into the FULLY FINISHED WALK-OUT BASEMENT for seamless indoor-outdoor living. The heart of this home is its OPEN-CONCEPT main floor featuring a chef's kitchen, spacious living and dining areas, and large windows that capture the stunning scenery.

The upper level boasts generously sized bedrooms, including a luxurious primary suite with a spa-like ensuite and walk-in closet. With five bathrooms, everyone has their space and privacy.

The TRIPLE CAR GARAGE is heated, insulated, and drywalledâ€"ideal for vehicles, storage, or a workshop.

Additional features include:

Located in a quiet, family-friendly golf course community

School bus service to Strathmore's public and Catholic schools







Just 25 minutes to Calgary city limitsâ€"enjoy peaceful living with easy access to city amenities

This is a rare opportunity to own a spacious, well-appointed home in a scenic and welcoming community. Come experience luxury, space, and serenity \*\*\*

Built in 2021

#### **Essential Information**

MLS® # A2216849 Price \$855,000

Bedrooms 7

Bathrooms 5.00 Full Baths 5

Square Footage 2,649
Acres 0.15
Year Built 2021

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 146 Muirfield Boulevard

Subdivision Lakes of Muirfield

City Lyalta

County Wheatland County

Province Alberta
Postal Code T0J 1Y1

#### **Amenities**

Amenities Dog Park, Colf Course, RV/Boat Storage

Parking Spaces 6

Parking Garage Door Opener, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, Separate Entrance,

Chandelier, Granite Counters

Appliances Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator,

Washer, Window Coverings, Central Air Conditioner, Humidifier

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Playground, Private Yard

Lot Description Rectangular Lot
Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed May 1st, 2025

Days on Market 191
Zoning DC-7
HOA Fees 85

HOA Fees Freq. MON

### **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.