

# \$767,000 - 181 Muirfield Boulevard, Lyalta

MLS® #A2184005

**\$767,000**

3 Bedroom, 3.00 Bathroom, 1,404 sqft  
Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

Welcome to 181 Muirfield Boulevard! This bright and spacious 3-bedroom bungalow is nestled in the Lakes of Muirfield, with quick access to Calgary, Strathmore and Chestermere. From the stunning curb appeal as you arrive, to the high end-finishes throughout, this home is sure to impress. The open-concept main floor features beautiful hardwood flooring, a welcoming living room, bright dining area perfect for gatherings, and a convenient powder room. On the main floor you will also find the primary bedroom, featuring a 5-piece ensuite, walk-through closet into the laundry room, as well as an office/den area right as you enter the front door. With high-end stainless steel appliances including an induction cooktop and built-in oven, as well as a large center island, the kitchen is any chef's dream. The fully finished basement offers plenty of additional living space with a large recreation room complete with a gas fireplace, two additional bedrooms, a flex room and additional full bathroom. Step outside to enjoy xeriscape landscaping with an integrated sprinkler system and in-ground irrigation in both the front and back yards. The backyard is an entertainer's dream, featuring a covered deck, a brick patio, and a serene water feature, all overlooking the fairway. This home also includes modern upgrades like a new hail-resistant roof (2024), a heat recovery ventilation (HRV) system, central A/C, a security system, and a triple garage. Don't miss the chance to see this stunning property!



Contact your realtor today to book a showing.

Built in 2018

### Essential Information

MLS® #	A2184005
Price	\$767,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,404
Acres	0.15
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	181 Muirfield Boulevard
Subdivision	Lakes of Muirfield
City	Lyalta
County	Wheatland County
Province	Alberta
Postal Code	T0J 1Y1

### Amenities

Amenities	Colf Course, Snow Removal
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Jetted Tub, Recessed Lighting, Sump Pump(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Induction

	Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, On Golf Course, Rectangular Lot, Garden, Lawn
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 21st, 2024
Days on Market	103
Zoning	DC-7
HOA Fees	85
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.