

146 Muirfield Boulevard  
Lyalta, Alberta

MLS # A2216849



**\$855,000**

<b>Division:</b>	Lakes of Muirfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,649 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Garage Door Opener, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	8-25-26-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Separate Entrance		

**Inclusions:** Built in Microwave and Oven, Gas Stove Top,

\*\*\* 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 drywalled—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 limits—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 \*\*\*