

**161 Muirfield Boulevard  
Lyalta, Alberta**

**MLS # A2272377**

**\$750,000**

<b>Division:</b>	Lakes of Muirfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,474 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<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>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to The Lakes of Muirfield — Where Luxury Meets Lifestyle. Step inside this executive bungalow offering over 2,500. sq. ft. of total living space in a prestigious gated golf course community. Designed for those who appreciate elegance and comfort, this home blends contemporary finishes with timeless appeal. Main Floor Highlights. Owner's Retreat: A spacious primary suite with walk-in closet, spa-inspired ensuite featuring a soaker tub, glass shower, and convenient main-floor laundry. South Exposure. Chef's Kitchen: Quartz countertops, sleek cabinetry, Upgraded Appliances. Gas for the barbecue on the South Deck. Views of the Golf Course. Open Areas and Green Space. Open Concept Living. Custom Built Bungalow features 9' ceilings. The expansive windows create a bright, airy atmosphere ideal for entertaining or relaxing. Outdoor Living at Best. Upper Deck & Lower Patio: Overlook the serene Muirfield Golf Course while enjoying breathtaking mountain and sunset views. Morning Coffee Moments: Start your day with tranquility and end it with unforgettable skies. Lower Level Finished Walk-Out Basement: A versatile space for family gatherings, a home theatre, or guest accommodations — all with direct access to the outdoors. Unfinished space will make a great work shop, hobby room, flex area. Triple Oversized Garage: Extra Room for vehicles, storage, and hobbies. Custom Touches and this property and it's yours. Ready to show for the Holidays With possession slated for 60 days you'll be settled just in time to enjoy the New Year in this stunning home. Imagine the warmth of holiday gatherings surrounded by luxury and comfort. This is more than a home — it's a lifestyle. From the chef's kitchen to the mountain views, every detail has been thoughtfully designed to elevate your

everyday living.