



THE
A-TEAM

**RE/MAX
FIRST**

150 MUIRFIELD Boulevard, Lyalta T0J1Y1

MLS®#: **A2163727**

Area: **Lakes of Muirfield**

Listing Date: **09/12/24**

List Price: **\$899,900**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Lyalta**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,888**
Low Sqft:
Ttl Sqft: **1,888**

Lot Information

Lot Sz Ar: **6,512 sqft**
Lot Shape:

DOM

71
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Street Lighting,Rectangular Lot**
Park Feat: **Aggregate,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Cement Fiber Board**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator**
Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
Bedroom - Primary	Main	13`4" x 15`8"	Bedroom	Main	10`10" x 12`3"
Bedroom	Main	11`11" x 12`0"	Kitchen	Main	13`0" x 12`4"
Nook	Main	11`8" x 11`0"	Great Room	Main	19`6" x 14`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2211271**

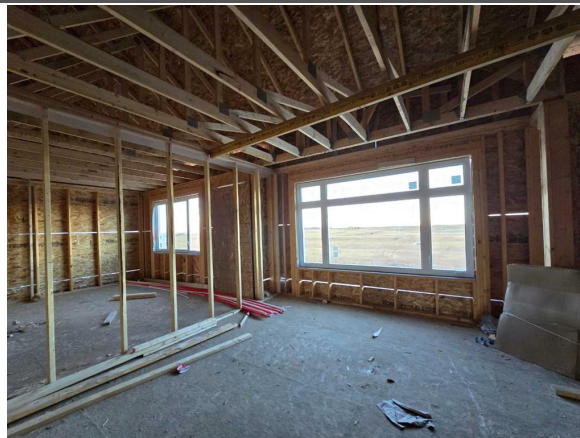
Zoning: **DC-7 Direct Control**

Remarks

Pub Rmks: **You will love this 1888-square-foot walkout bungalow, a blend of elegance and functionality, featuring a thoughtfully designed layout that caters to both comfort and convenience. This open concept home has soaring vaulted ceilings and large windows with beautiful views. The kitchen has a large pantry and plenty of cupboard and counter space. The home boasts a spacious primary suite that serves as a luxurious retreat, complete with a five-piece ensuite. This opulent bathroom includes a soaking tub, a separate glass-enclosed shower, dual vanities, and ample storage, providing a spa-like experience that enhances the serenity of the space. In addition to the primary suite, the bungalow includes a versatile second and third bedroom, which can easily double as a home office or study. Its flexibility makes it an ideal space for remote work, creative pursuits, or as a guest room, depending on your needs. Adjacent to the bedrooms is a second full bathroom, thoughtfully designed to ensure privacy and convenience for both residents and guests. You will enjoy the full length deck with access from both the living room and the primary bedroom. The walk-out basement expands the living area even further, offering a dynamic space that could be finished to suit various needs, from a cozy family room to a personal gym or additional guest accommodations. The side-drive triple garage adds to the home's practicality, providing generous storage and parking space. Backing onto a canal, the property enjoys a picturesque and tranquil setting. This serene backdrop enhances the outdoor living experience, allowing you to relax on a deck or patio while taking in the calming views of the water. Overall, this bungalow combines luxurious interiors, practical features, and a beautiful natural setting, making it an exceptional home that caters to both comfort and lifestyle needs. Enjoy life in Lakes of Muirfield, a golf course community close to Strathmore, Calgary and Chestermere. All photos are from previous builds.**

Inclusions: **None**
 Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





FRONT ELEVATION



REAR ELEVATION



