



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**181 MUIRFIELD Boulevard, Lyalta T0J 1Y1**

MLS®#: **A2184005**

Area: **Lakes of Muirfield**

Listing Date: **12/21/24**

List Price: **\$767,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Lyalta**  
Year Built: **2018**

Lot Information

Lot Sz Ar: **6,641 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,404**

Low Sqft:

Ttl Sqft: **1,404**

DOM

**83**

Layout

Beds: **3 (1 2 )**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Lawn,Garden,No Neighbours Behind,Landscaped,On Golf Course,Rectangular Lot  
Triple Garage Attached**

Utilities and Features

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

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

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

Room Information

| Room             | Level    | Dimensions     |
|------------------|----------|----------------|
| Entrance         | Main     | 10`7" x 12`8"  |
| Kitchen          | Main     | 15`4" x 17`3"  |
| Dining Room      | Main     | 7`1" x 11`7"   |
| Living Room      | Main     | 11`11" x 13`8" |
| 5pc Ensuite bath | Main     | 9`11" x 11`6"  |
| Laundry          | Main     | 8`7" x 6`10"   |
| Bedroom          | Basement | 13`0" x 12`9"  |

| Room              | Level    | Dimensions    |
|-------------------|----------|---------------|
| Office            | Main     | 8`0" x 9`7"   |
| Pantry            | Main     | 4`5" x 4`11"  |
| 2pc Bathroom      | Main     | 4`9" x 5`8"   |
| Bedroom - Primary | Main     | 13`9" x 14`1" |
| Walk-In Closet    | Main     | 10`6" x 5`5"  |
| 4pc Bathroom      | Basement | 4`11" x 9`10" |
| Bedroom           | Basement | 10`9" x 12`2" |

| Game Room           | Basement | 13`11" x 11`10"   | Family Room | Basement | 17`7" x 14`6" |
|---------------------|----------|---|-------------|----------|---------------|
| Legal/Tax/Financial |          |   |             |          |               |
| Title:              |          | Zoning:   |             |          |               |
| Fee Simple          |          | DC-7  |             |          |               |
| Legal Desc:         |          | 2211271   |             |          |               |
| Remarks             |          |   |             |          |               |
| Pub Rmks:           |          | <p>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.</p> |             |          |               |
| Inclusions:         |          | N/A   |             |          |               |
| Property Listed By: |          | Royal LePage Benchmark  |             |          |               |

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





















