



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

42
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Garden,No Neighbours Behind,Landscaped,On Golf Course,Rectangular Lot**
 Park Feat: **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
Legal/Tax/Financial

Basement

17`7" x 14`6"

Title:
Fee Simple
Legal Desc:

2211271

Zoning:
DC-7

Remarks

Pub Rmks:

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.

Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

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











