



**GRASSROOTS**  
REALTY GROUP

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**150 Muirfield Boulevard**  
**Lyalta, Alberta**

**MLS # A2255251**



**\$899,900**

<b>Division:</b>	Lakes of Muirfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,888 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse, Cre		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	DC-7 Direct Control
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	None		

ELIGIBLE FOR FIRST HOME BUYERS GST REBATE. This 1,888 sq. ft. walkout bungalow offers a well-planned layout with space for family living and entertaining. The main floor features an open-concept design with soaring vaulted ceilings and oversized windows that bring in plenty of natural light and highlight the canal views behind the home. The kitchen is equipped with a walk-in pantry, abundant cabinetry, and generous counter space, making meal prep and storage easy. The primary suite is set apart for privacy and includes a five-piece ensuite with dual vanities, a soaker tub, a separate shower, and built-in storage. Two additional bedrooms on the main floor provide flexibility for family, guests, or a home office. A second full bathroom is conveniently located nearby. The living room and primary bedroom both open onto a full-length deck, perfect for enjoying the outdoors. The walkout basement extends the living space with two large bedrooms, a full bathroom, and a rec room that can accommodate media, games, or hobbies. Large basement windows keep the space bright and inviting, with direct access to the backyard and canal. Practical features include a side-drive triple garage with plenty of parking and storage options. Outside, the backyard and lower patio provide additional outdoor living areas with a scenic, peaceful backdrop. Located in Lakes of Muirfield, this property combines a quiet setting with easy access to nearby communities. Enjoy golf, walking paths, and a friendly neighborhood, all within a short drive of Strathmore, Chestermere, and Calgary.