



**70 Muirfield Boulevard  
Lyalta, Alberta**

**MLS # A2264877**



**\$734,900**

<b>Division:</b>	Lakes of Muirfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,412 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, C		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Cement Fiber Board, Stone	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Fridge and dishwasher in basement, Underground watering system

Welcome to this beautifully landscaped 3-bedroom bungalow, perfectly situated on a premium lot in the community of Lakes of Muirfield. Located across from the golf course and backing onto a canal with mature trees, this property offers exceptional privacy and natural beauty. This move-in-ready home combines comfort, style, and nature—offering the best of small-community living just minutes from city conveniences. The interior features a bright, open-concept layout with vaulted ceilings, large windows, and a seamless flow between living, dining, and kitchen areas—ideal for everyday living and entertaining. The spacious kitchen boasts modern finishes, plenty of cabinetry, and a large island ideal for gathering. To ensure year-round comfort, the home is equipped with central air conditioning, keeping the entire space crisp and cool even on the warmest summer days. For outdoor enjoyment, step onto the large, raised deck featuring a convenient gas line connection, perfect for effortless barbecuing and relaxing with a view. The primary suite offers a relaxing retreat with a walk-in closet and a private ensuite, while two additional bedrooms provide ample space for family. A dedicated den serves as an ideal home office, and the laundry room is conveniently located on the main floor. The fully finished walk-out basement further expands your living space with a large recreation area and a wet bar. From here, you can step out onto the lower patio and take in the peaceful canal view, surrounded by meticulous landscaping and mature trees.