



**GRASSROOTS**  
REALTY GROUP

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**70 Muirfield Boulevard  
Lyalta, Alberta**

**MLS # A2264877**



**\$749,900**

<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. Bright open-concept layout with vaulted ceilings, large windows, and seamless flow between living, dining, and kitchen areas &mdash; ideal for everyday living and entertaining. The spacious kitchen boasts modern finishes, plenty of cabinetry, and a large island ideal for gathering. Step onto a large, raised deck for convenient barbecuing or outdoor relaxing with a view. The primary suite offers a relaxing retreat with a walk-in closet and a private ensuite. Two additional bedrooms provide ample space for family. With a den that is ideal for a home office. The laundry room is conveniently located on the main floor. The fully finished walk-out basement expands your living space with a large recreation area, wet bar, and easy access to the backyard oasis. Step out onto the lower patio and take in the peaceful canal view surrounded by mature trees and meticulous landscaping. This move-in-ready home combines comfort, style, and nature &mdash; offering the best of small-community living just minutes from city conveniences.