



**221 Muirfield Boulevard  
Lyalta, Alberta**

**MLS # A2283834**



**\$724,900**

<b>Division:</b>	Lakes of Muirfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,204 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage, L		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

Why wait 10 months for a new build when you can move into this premium golf-course-facing retreat today? Backing directly onto the prestigious Muirfield Lakes Golf Course, this custom 2-story home offers over 2,200 sq. ft. of finished living space&mdash;a massive value at just \$329 per sq. ft. While new builds in the area are hitting the \$800k-\$900k mark, this move-in-ready gem offers the perfect balance of luxury and smart pricing. The open-concept main floor is a sun-drenched sanctuary with massive windows framing southwest-facing views of the greens. Chefs will love the extended kitchen island and walk-through pantry, while the dedicated tech-room/office makes working from home seamless. Upstairs, the primary suite is a true spa retreat, featuring an ensuite that connects directly to the laundry room for ultimate convenience. Two additional king-sized bedrooms and a massive bonus room complete the upper level. Bonus Features: Heated oversized double garage, fully landscaped yard (a \$15k&dash;\$20k savings over new builds!), and a covered deck perfect for sunset views. Located just 20 minutes from Calgary, Strathmore, and Airdrie. Immediate possession available. Don&rsquo;t buy a lot and a 'maybe' when you can own the 'best' right now!"