



**212 Muirfield Boulevard
Lyalta, Alberta**

MLS # A2293181



\$689,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,599 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit Trees/Shrub		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: Window Coverings, Dishwasher (Basement) 2, Garage Controls, Alarm & Security System, Ceiling Fans (X2), Full size fridge in Basement bar area, Shed.

Welcome to golf course living and this beautiful well maintained walk out bungalow in the country. As you step inside, you will marvel at the large foyer and open floor plan, vaulted ceilings, refurbished hardwood floors and upgraded luxury vinyl tile in the kitchen and pantry. Take in the abundance of natural light from the large living room and pocket windows in the kitchen. This open and cozy upper main level offers so much space, including a comfortable office/den, large kitchen with granite counters and breakfast bar, walk through pantry with pocket doors and main floor laundry, extended cabinets, built in storage benches and under cabinet lighting. The feature fireplace offers warmth and ambience for those cold winter nights. Enjoy the oversized garage, extra wide driveway, work bench and tool wall for working on various projects with plenty of shelving for storage. Enjoy the pristine view of wildlife and golfers off of the large deck and invite neighbours, family and friends to join you on the aggregate patio below. The front and backyard are fully landscaped and an automatic underground sprinkler system is in place. This community is 30 minutes from Calgary, 20 minutes to Chestermere and 20 minutes from Strathmore. Enjoy time on the 18 Hole Golf Course, a secure RV Storage lot exclusive to Lakes of Muirfield Residents and the natural landscapes of country living and wildlife backing onto the canal! Book your showing today with your favourite REALTOR®.