



**86 Muirfield Boulevard
Lyalta, Alberta**

MLS # A2297238



\$799,500

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,731 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Few T		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-26-W4
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Introducing this amazing luxury home in the prestigious 'Lakes of Muirfield'—offering over 4,200 sq ft of developed living space, perfectly positioned backing onto the canal and golf course with greenspace to the side and rear, creating a rare private setting with no neighbours behind! This stunning residence showcases 4 bedrooms and 4 bathrooms, impressive curb appeal, and a grand interior featuring hardwood flooring and a striking curved staircase. The main level boasts a vaulted family room with oversized windows open to above, a formal dining room, and an elegant open-to-above living room, flooded with natural light. The spacious kitchen is designed for both function and style with rich cappuccino cabinetry, a corner pantry, a large sit-up island with prep sink, an additional main sink overlooking the views, and a bright dining nook with tray ceiling and direct access to the large deck with gas line for BBQ—perfect for entertaining. A private office/den with sleek sliding pocket doors and a powder room complete this level. Upstairs, a grand double-door entry leads to the luxurious primary retreat featuring a spa-inspired ensuite with oversized shower, standalone soaker tub, dual vanities, and a generous walk-in closet, while two additional bedrooms—both with walk-in closets—along with a full bathroom and convenient upper laundry complete the upper floor, all enhanced by open-to-below design elements that elevate the home's sense of space and elegance. The fully developed basement offers vinyl plank flooring throughout, a large recreation/entertainment space, gym area, fourth bedroom, and full bathroom, with direct access to a covered patio and beautifully landscaped yard featuring a pergola and shed, all set against serene canal and golf course views. Note, New roof, siding & trim! Ideally

located just minutes to Strathmore, Langdon, and Chestermere, with an easy 20-minute commute to Calgary and close proximity to the new De Havilland plant—this is luxury living in a peaceful, scenic setting.