



GRASSROOTS
REALTY GROUP

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221 Muirfield Boulevard
Lyalta, Alberta

MLS # A2201868



\$729,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,204 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage, L		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-26-W4
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

You will love this spacious two-story home with a sunny southwest-facing yard, backing onto Muirfield Lakes Golf Course. With breathtaking views from dawn to dusk, this move-in-ready home is designed for both comfort and functionality. The bright and open main floor features a spacious great room with a beautiful fireplace and walls of windows, flooding the space with natural light and stunning golf course views. The stylish kitchen boasts an extended island, perfect for gathering, while the dining area opens to a large covered deck—an ideal spot to relax or entertain. A walk-through pantry leads to the mudroom, ensuring seamless daily convenience. The tech room/office just off the kitchen provides a quiet workspace for work or study. Upstairs, the thoughtful layout continues with three generous bedrooms and a spacious bonus room. The primary suite is a true retreat, featuring a spa-like ensuite that flows into the walk-in closet and connects directly to the laundry room, making chores effortless. Two additional well-sized bedrooms and a full bath complete this level. Completing this exceptional home is the heated, oversized double garage, offering ample space for a workbench or extra storage—perfect for hobbyists or those needing extra room for gear and equipment. Located in the prestigious community of Lakes of Muirfield, this home perfectly blends stunning views, smart design, and modern convenience—ready for you to enjoy!