

# \$849,900 - 194 Muirfield Boulevard, Lyalta

MLS® #A2198953

## \$849,900

4 Bedroom, 3.00 Bathroom, 1,652 sqft

Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

LARGE WALKOUT BUNGALOW / TRIPLE CAR GARAGE / FINISHED BASEMENT / BACKING ONTO A CANAL. This home is starting construction and is expect to be done in July. There is a chance to make a selection, however, message me about the extensive upgrade list. Vanity Homes has built over 500+ homes and has built many in the community of the Lakes of Muirfield. On the main floor, you will find 2 large bedrooms + space for an office, 9 ft ceilings and 2 full beautiful bathrooms with quartz countertops. The entire main floor will be a premium luxury vinyl plank and the basement will consist of a plush carpet & tiles. Enjoy a dream kitchen with a large quartz island, wall mounted oven & microwave and a gas cook top (an appliance credit will be given to choose theses appliances) To top it off, enjoy a huge 50" x 130" lot backing on to a beautiful canal. There is a specs sheet included in the supplements. This home offers 1652 sqft of living space on the main floor and a huge FINISHED WALK-OUT basement with 2 bedrooms, 1 full bathroom, rec room and an insulated/drywalled triple car garage (Measurements are builder measurements, RMS Measurements will be calculated at a later stage when possible). Some of the specs which is already included are: stucco & stone exterior, Low-E Windows, knockdown ceilings, electric fireplace & more. Please note that when comparing to other areas, the value here is hard to miss, notice that you're getting a significantly larger lot, materials that are



usually an expensive upgrade such as stucco exterior and aggregate concrete steps/driveway and all at a better price. Book a showing with your favorite Realtor today! Rendering may not be an accurate representation of the finished product and also the images are of a comparable home and specs may not be the same. Basement measurements to be determined later. If you would like to build from scratch, there are a couple options available.

Built in 2024

**Essential Information**

MLS® #	A2198953
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,652
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	194 Muirfield Boulevard
Subdivision	Lakes of Muirfield
City	Lyalta
County	Wheatland County
Province	Alberta
Postal Code	T0J 1Y1

**Amenities**

Amenities	Golf Course
Parking Spaces	6
Parking	Triple Garage Attached

# of Garages 3

### Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters

Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full, Walk-Out

### Exterior

Exterior Features None

Lot Description Back Yard, Backs on to Park/Green Space, Beach, Close to Clubhouse, Creek/River/Stream/Pond, Lawn, No Neighbours Behind, On Golf Course

Roof Asphalt Shingle

Construction Mixed, Stone, Stucco, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed March 3rd, 2025

Days on Market 125

Zoning R-1

HOA Fees 85

HOA Fees Freq. MON

### Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.