

# \$855,000 - 146 Muirfield Boulevard, Lyalta

MLS® #A2216849

**\$855,000**

7 Bedroom, 5.00 Bathroom, 2,649 sqft

Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

\*\*\* Welcome to your dream home in the prestigious Lakes of Muirfield GOLF COURSE COMMUNITY! This beautifully designed 6-BEDROOM, 5-BATHROOM two-storey home offers over 3700 SQFT of living space, perfect for families, entertaining, and enjoying the tranquil beauty of your surroundings. Enjoy breathtaking views of the canal and fairways from your upper deck, or step into the FULLY FINISHED WALK-OUT BASEMENT for seamless indoor-outdoor living. The heart of this home is its OPEN-CONCEPT main floor featuring a chef's kitchen, spacious living and dining areas, and large windows that capture the stunning scenery.

The upper level boasts generously sized bedrooms, including a luxurious primary suite with a spa-like ensuite and walk-in closet. With five bathrooms, everyone has their space and privacy.

The TRIPLE CAR GARAGE is heated, insulated, and drywalled—ideal for vehicles, storage, or a workshop.

Additional features include:

Located in a quiet, family-friendly golf course community

School bus service to Strathmore's public and Catholic schools



Just 25 minutes to Calgary city limitsâ€”enjoy peaceful living with easy access to city amenities

This is a rare opportunity to own a spacious, well-appointed home in a scenic and welcoming community. Come experience luxury, space, and serenity \*\*\*

Built in 2021

**Essential Information**

MLS® #	A2216849
Price	\$855,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,649
Acres	0.15
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	146 Muirfield Boulevard
Subdivision	Lakes of Muirfield
City	Lyalta
County	Wheatland County
Province	Alberta
Postal Code	T0J 1Y1

**Amenities**

Amenities	Dog Park, Colf Course, RV/Boat Storage
Parking Spaces	6
Parking	Garage Door Opener, Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Chandelier
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard, Playground
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	102
Zoning	DC-7
HOA Fees	85
HOA Fees Freq.	MON

## Listing Details

Listing Office	CIR Realty
----------------	------------

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.