

# \$749,900 - 221 Muirfield Boulevard, Lyalta

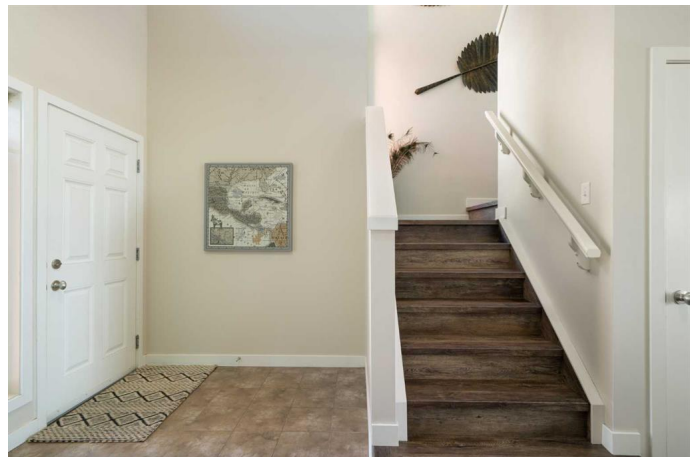
MLS® #A2201868

**\$749,900**

3 Bedroom, 3.00 Bathroom, 2,204 sqft  
Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

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!



Built in 2012

### **Essential Information**

MLS® #	A2201868
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,204
Acres	0.15
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	221 Muirfield Boulevard
Subdivision	Lakes of Muirfield
City	Lyalta
County	Wheatland County
Province	Alberta
Postal Code	T0J1Y1

### **Amenities**

Amenities	Clubhouse, Dog Park, Golf Course, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s),

	Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, Lake, Landscaped, Lawn, No Neighbours Behind, On Golf Course, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 19th, 2025
Days on Market	35
Zoning	R-1
HOA Fees	85
HOA Fees Freq.	MON

## Listing Details

Listing Office	Royal LePage Benchmark
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