

\$675,000 - 154 Muirfield Boulevard, Lyalta

MLS® #A2099246

\$675,000

2 Bedroom, 2.00 Bathroom, 1,636 sqft

Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

OPEN HOUSE SUNDAY Feb 18th, 1 - 3 pm
Value like this is rare! BRAND NEW / MOVE IN READY/ HUGE LOT / STUCCO EXTERIOR / WALK-OUT / TRIPLE CAR GARAGE. Vanity Homes has built over 500+ homes and has built more in the gated community of the Lakes of Muirfield. You can trust that they know what they are doing here. As you drive up to the home, you will notice the timeless darker stucco and upgraded garage doors enhancing the homes curb appeal. The main floor offers over 1636 sqft of living space, 2 Bedrooms, 2 Baths, an office/den, 9 Ft ceilings and luxury vinyl plank floors. When you walk further in, you will be greeted by a beautiful kitchen with quartz counter tops, oversized island, cabinets to the ceiling, and lots of space. There is a \$4,500 appliance package allowance so you have flexibility to choose the appliances you want (appliances in pictures are virtually staged only). The living area is spacious with a stunning gas fireplace. The primary bedroom is large and faces the greenery / canal in the back. Attached to this room is an incredible ensuite with a glass shower, quartz counter tops and a his and her sink. Can't forget the unfinished WALK-OUT basement and an insulated/drywalled triple car garage. If you finish the basement, you could have over 3000 sqft of living space. To top it off, enjoy a huge 50" x 130" lot backing onto beautiful greenspace & a Canal while being surrounded by a very popular 18 hole golf course. 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. There are only a few lots left if you wanted to explore other options. Book a showing with your favorite Realtor today! Home is empty and is virtually staged. There is no furniture or appliances in the home.

Built in 2022

Essential Information

MLS® #	A2099246
Price	\$675,000
Sold Price	\$675,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,636
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	154 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
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Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Unfinished, Walk-Out

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond, Front Yard, Lawn, No Neighbours Behind, On Golf Course
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 2nd, 2024
Date Sold	March 7th, 2024
Days on Market	65
Zoning	607
HOA Fees	85.00
HOA Fees Freq.	MON

Listing Details

Listing Office	REAL BROKER
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