

\$685,000 - 198 Muirfield Boulevard, Lyalta

MLS® #A2117947

\$685,000

4 Bedroom, 3.00 Bathroom, 1,480 sqft

Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

OPEN HOUSE Sunday 1PM - 3PM APRIL 7TH 2024 Price adjusted to now include a FINISHED BASEMENT with 2 bedrooms and a 4pc bathroom!!!! Brand New Gem! This home is approaching completion and depending on the time, there may be a chance to make some selections. Vanity Homes has built over 500+ homes and has built many in the gated community of the Lakes of Muirfield. How often can you move into a brand new custom home this quickly? This home offers over 1480 sq ft of living space on the main floor, 9 Ft ceilings, a huge un-finished WALK-OUT basement and an insulated/drywalled triple car garage (Measurements are builder measurements, RMS Measurements will be calculated at a later stage when possible). On the mainfloor, you will find 2 large bedrooms and 2 full beautiful bathrooms with quartz countertops. Enjoy a dream kitchen with a large quartz island, wall mounted oven & microwave and a gas cook top. 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. There is a specs sheet included in the supplements and you get a \$4,500 appliance package. Some of the specs which is already included are: stucco & stone exterior, Low-E Windows, knockdown ceilings, electric linier 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.

Built in 2024

Essential Information

MLS® #	A2117947
Price	\$685,000
Sold Price	\$685,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,480
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	198 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

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	Electric, Family Room
Has Basement	Yes
Basement	Finished, Full, 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	March 27th, 2024
Date Sold	April 11th, 2024
Days on Market	15
Zoning	R-1
HOA Fees	85.00
HOA Fees Freq.	MON

Listing Details

Listing Office	Real Broker
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