

# \$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 46

Zoning R-1

HOA Fees 85

HOA Fees Freq. MON

### Listing Details

Listing Office Real Broker

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