

\$899,900 - 150 Muirfield Boulevard, Lyalta

MLS® #A2255251

\$899,900

5 Bedroom, 3.00 Bathroom, 1,888 sqft
Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

ELIGIBLE FOR FIRST HOME BUYERS GST REBATE. This 1,888 sq. ft. walkout bungalow offers a well-planned layout with space for family living and entertaining. The main floor features an open-concept design with soaring vaulted ceilings and oversized windows that bring in plenty of natural light and highlight the canal views behind the home. The kitchen is equipped with a walk-in pantry, abundant cabinetry, and generous counter space, making meal prep and storage easy. The primary suite is set apart for privacy and includes a five-piece ensuite with dual vanities, a soaker tub, a separate shower, and built-in storage. Two additional bedrooms on the main floor provide flexibility for family, guests, or a home office. A second full bathroom is conveniently located nearby. The living room and primary bedroom both open onto a full-length deck, perfect for enjoying the outdoors. The walkout basement extends the living space with two large bedrooms, a full bathroom, and a rec room that can accommodate media, games, or hobbies. Large basement windows keep the space bright and inviting, with direct access to the backyard and canal. Practical features include a side-drive triple garage with plenty of parking and storage options. Outside, the backyard and lower patio provide additional outdoor living areas with a scenic, peaceful backdrop. Located in Lakes of Muirfield, this property combines a quiet setting with easy access to nearby communities. Enjoy golf, walking paths,



and a friendly neighborhood, all within a short drive of Strathmore, Chestermere, and Calgary.

Built in 2025

Essential Information

MLS® #	A2255251
Price	\$899,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,888
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	150 Muirfield Boulevard
Subdivision	Lakes of Muirfield
City	Lyalta
County	Wheatland County
Province	Alberta
Postal Code	T0J1Y1

Amenities

Amenities	Clubhouse, Golf Course, Park, Playground
Parking Spaces	6
Parking	Aggregate, Triple Garage Attached
# of Garages	3
Waterfront	Canal Access

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In
-------------------	--

	Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse, Front Yard, Rectangular Lot, Street Lighting, Views, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Stone, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	5
Zoning	DC-7 Direct Control
HOA Fees	85
HOA Fees Freq.	MON

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.