# \$925,000 - 202 Muirfield Boulevard, Lyalta

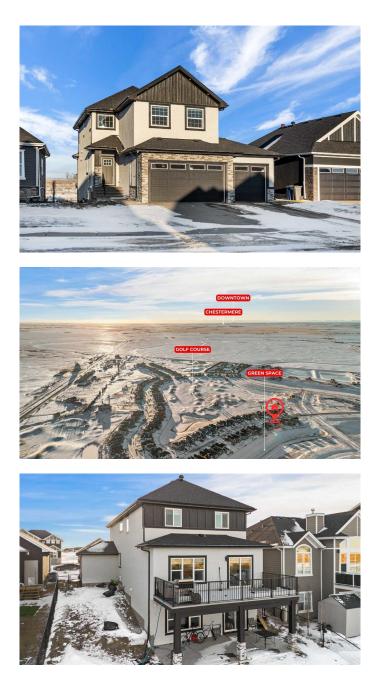
MLS® #A2190931

#### \$925,000

5 Bedroom, 4.00 Bathroom, 2,407 sqft Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

This stunning 2-storey home backs onto green space, offering the perfect blend of luxury, space, and scenic views. Thoughtfully upgraded with quartz countertops, elegant tiles, ample pot lights, a stucco exterior, and a fully finished walkout basement, it is move-in ready with premium features. The main floor includes a formal living room, a spacious family room, and a modern kitchen with guartz countertops, generous counter space, and a corner pantry. Upstairs, the master suite boasts a walk-in closet and a luxurious 5-piece ensuite, accompanied by two additional bedrooms, a bonus room, and a laundry room. The fully finished walkout basement adds valuable living space with a large recreation room, a full bathroom, and a bedroom with a walk-in closet, leading to a spacious cemented patio. A sizable deck off the dining area provides the perfect outdoor retreat. Combining privacy, convenience, and modern living, this home is an exceptional opportunity.



Built in 2023

## **Essential Information**

| MLS® #         | A2190931  |
|----------------|-----------|
| Price          | \$925,000 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,407     |

| Acres      | 0.15        |
|------------|-------------|
| Year Built | 2023        |
| Туре       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

# **Community Information**

| Address     | 202 Muirfield Boulevard |
|-------------|-------------------------|
| Subdivision | Lakes of Muirfield      |
| City        | Lyalta                  |
| County      | Wheatland County        |
| Province    | Alberta                 |
| Postal Code | T0J 1Y1                 |

# Amenities

| Amenities      | None                   |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

# Interior

| Interior Features | Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking<br>Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
|-------------------|---|
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings                          |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Family Room   |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

# Exterior

| Exterior Features | Private Entrance, Private Yard                                      |
|-------------------|---|
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame  |

## Foundation Poured Concrete

## **Additional Information**

| February 1st, 2025 |
|--------------------|
| 91                 |
| DC-7               |
| 85                 |
| MON                |
|                    |

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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