

# \$729,900 - 221 Muirfield Boulevard, Lyalta

MLS® #A2201868

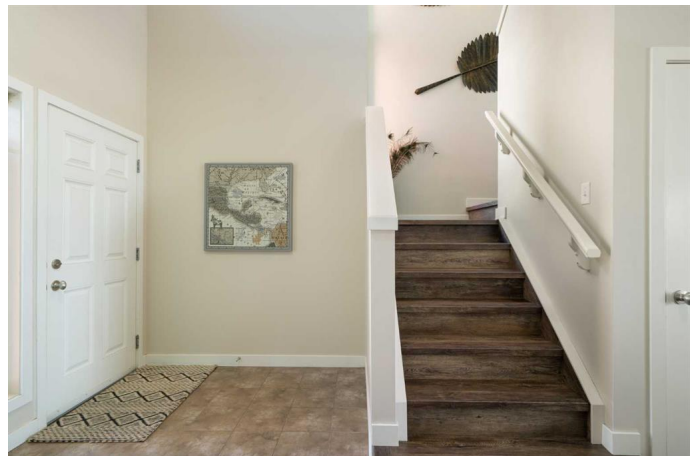
**\$729,900**

3 Bedroom, 3.00 Bathroom, 2,204 sqft

Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

You will love this spacious two-story home with a sunny southwest-facing yard, backing onto Muirfield Lakes Golf Course. With breathtaking views from dawn to dusk, this move-in-ready home is designed for both comfort and functionality. The bright and open main floor features a spacious great room with a beautiful fireplace and walls of windows, flooding the space with natural light and stunning golf course views. The stylish kitchen boasts an extended island, perfect for gathering, while the dining area opens to a large covered deck—an ideal spot to relax or entertain. A walk-through pantry leads to the mudroom, ensuring seamless daily convenience. The tech room/office just off the kitchen provides a quiet workspace for work or study. Upstairs, the thoughtful layout continues with three generous bedrooms and a spacious bonus room. The primary suite is a true retreat, featuring a spa-like ensuite that flows into the walk-in closet and connects directly to the laundry room, making chores effortless. Two additional well-sized bedrooms and a full bath complete this level. Completing this exceptional home is the heated, oversized double garage, offering ample space for a workbench or extra storage—perfect for hobbyists or those needing extra room for gear and equipment. Located in the prestigious community of Lakes of Muirfield, this home perfectly blends stunning views, smart design, and modern convenience—ready for you to enjoy!



Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2201868    |
| Price          | \$729,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,204       |
| Acres          | 0.15        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 221 Muirfield Boulevard |
| Subdivision | Lakes of Muirfield      |
| City        | Lyalta                  |
| County      | Wheatland County        |
| Province    | Alberta                 |
| Postal Code | T0J1Y1                  |

### Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Dog Park, Golf Course, Picnic Area, Playground, Recreation Facilities           |
| Parking Spaces | 4                                                                                          |
| Parking        | Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized |
| # of Garages   | 2                                                                                          |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Closet Organizers, Double Vanity, Vinyl Windows, Kitchen Island, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s),                                             |

|                 |                                              |
|-----------------|----------------------------------------------|
|                 | Microwave Hood Fan, Washer, Window Coverings |
| Heating         | Forced Air                                   |
| Cooling         | None                                         |
| Fireplace       | Yes                                          |
| # of Fireplaces | 1                                            |
| Fireplaces      | Gas                                          |
| Has Basement    | Yes                                          |
| Basement        | Full, Unfinished                             |

## Exterior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                                                         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Lake, No Neighbours Behind, Views, Close to Clubhouse, On Golf Course, Lawn, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                                                      |
| Construction      | Cement Fiber Board, Wood Frame                                                                                                                                       |
| Foundation        | Poured Concrete                                                                                                                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 187              |
| Zoning         | R-1              |
| HOA Fees       | 85               |
| HOA Fees Freq. | MON              |

## Listing Details

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

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