

194 Muirfield Boulevard
Lyalta, Alberta

MLS # A2198953



\$849,900

Division:	Lakes of Muirfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,652 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Beach, Close to Clubhouse, Cree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed, Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: See Remarks

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.