



**278 Desert Blume Drive**  
**Desert Blume, Alberta**

**MLS # A2300338**



**\$998,500**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,495 sq.ft.  | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Garage Door Opener, Heated Garage, Triple Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.27 Acre   |               |                   |
| <b>Lot Feat:</b> | Dog Run Fenced In, Landscaped, On Golf Course             |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Tile  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Stucco   | <b>Zoning:</b>    | RRR |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, Granite Counters, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |                   |     |

**Inclusions:** Central Air Conditioning, Fridge, Stove, Dishwasher, Microwave, Garburator, Washer, Dryer, 2 Garage Door Openers & Remotes, Garage Heater, Window Coverings, Central Vacuum with Attachments, Underground Sprinklers, Hot Tub with Electric Canopy, Pool Table & Accessories, Bar Stools in Basement, TV's in Livingroom & Family Room with Attached Surround Sound, Outdoor Fountain

Welcome to 278 Desert Blume Drive - an exceptional two-storey home offering 2495 sq ft of refined living space in one of Medicine Hat's most sought-after golf course communities. Perfectly positioned backing onto the 11th green, this property delivers a rare blend of luxury, comfort, and stunning views. Step inside to discover a bright and inviting layout highlighted by large windows that flood the home with natural daylight. The spacious main floor is designed for both everyday living and entertaining, including a functional kitchen with granite countertops and corner pantry, generous dining area, large livingroom with gas fireplace, and a handy front office that is perfect for the home-based business. The upper level features three generously sized bedrooms, including a well-appointed primary retreat with gorgeous 5pc ensuite and recently renovated walk-thru closet. The fully finished basement is an entertainer's dream - complete with a pool table and stylish wet bar, large family room with gas fireplace, and an additional bedroom & 4pc bathroom. Outside, the beautifully landscaped yard creates your own private oasis. Enjoy evenings on the deck with friends, take a dip in the hot tub (complete with electric canopy), or take in the peaceful golf course views. The dedicated dog run adds convenience for pet owners, while the triple heated garage provides ample space for vehicles, storage, and hobbies. Other extras in this home include: Newer high-end Samsung wifi compatible appliances, Smart wifi lighting in kitchen, custom Hunter Douglas wood blinds, wifi-compatible underground sprinklers, 3-zone heating & cooling, central vacuum system, ethernet connectivity in bedrooms/office/dining area, new hot water tank, outdoor fountain, and much more. Many other furnishings in the home are also negotiable. This is a rare opportunity to own a premium home in a prime

location - offering space, luxury, and lifestyle all in one. Don't miss the chance to make this incredible property your next home! NOTE: The front steps will be re-surfaced, the lava rock in the front will be topped up, and the backyard fountain will be serviced, prior to possession date as soon as weather allows.