



**27 Links Place SW
Desert Blume, Alberta**

MLS # A2083210



\$710,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,487 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped, Underground Sprinklers, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	11-12-6-W4
Exterior:	Brick, Stucco, Wood Frame	Zoning:	RRR, Recreation/Residenti
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, Storage, Tankless Hot Water		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Air Conditioning, Garage Door Openers & Remotes, Garage Heater, Window Coverings, Hot Tub, Bar Fridge, Projector, Workbench in Garage, Surround Speakers & Component System, Central Vacuum

IMMACULATE FULLY FINISHED BUNGALOW IN PRESTIGIOUS DESERT BLUME! Enjoy life at this upscale golf course community in this 1487 sq ft home that shows pride of ownership the moment you walk through the door. Offering a total of 4 bedrooms & 3 bathrooms, this classic floorplan is the perfect fit for you and your family! The kitchen features expansive granite countertops, upgraded appliance package including industrial fridge/freezer combo, handy walk-through pantry, and a spacious dining area. The livingroom features a gas fireplace and a view out to the backyard. This open concept main floor is great for entertaining and staying connected with family. The primary bedroom is extremely spacious and features a 5pc ensuite bathroom, generous walk-in closet, and direct access to the rear deck. The main floor also features a 2nd bedroom (currently used as an office), a 4pc bathroom, and a fantastic mudroom with built-in lockers & storage, as well as a functional laundry area. The finished basement offers a spacious rec room with polished concrete floors and wet bar, and a cozy theatre room fitted with with a high-end projector, surround sound and component system. Downstairs you'll also find 2 more spacious bedrooms, a 4pc bathroom, and a large utility room offering an abundance of storage space. The attached heated triple garage is exactly what you've been waiting for, with 3 separate garage doors and 3 spacious bays for parking, tandem depth at south bay offering space for additional parking, built-in workbench, and direct access to the backyard. Speaking of the backyard - WOW! This outdoor sanctuary has been professionally landscaped with extensive attention to irrigation and drainage, beautiful stone paving work and retaining walls. Enjoy this incredible private space from the comfort of the covered back deck, the tiered firepit

area, or from the warmth of the sunken hot tub. A \$20k custom built storage shed has been added to the back of the garage to adhere with community architectural guidelines. Other features of this beautiful property include: tankless hot water, 4 zone in-slab radiant heat, custom granite built-in office nook, solar panels, and so much more. An annual \$100 HOA fee ensures the continued beautification of the neighbourhood amenities. Don't let this gorgeous property slip through your fingers! Schedule your private viewing today!