



**4 Dunes Way**  
**Desert Blume, Alberta**

**MLS # A2095028**



**\$1,125,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,071 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Garage Door Opener, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Gazebo, Landscaped, Standard S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	RRR-Recreation/Residentia
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** Fridge, Stove, Dishwasher, Mini Fridge, Washer, Dryer, Window Coverings, 2x Garage Door Openers w/ Remotes, Central A/C, UGSs, Gazebo(3x TVs, Hot Tub, Security System \$58/month, Stereo/Fitness Equipment and Furniture all negotiable)

Welcome to 4 Dunes Way, situated in the prestigious community of Desert Blume. This stunning 2071 sqft 2-story walkout showcases a modern design adorned with custom finishings that exude refinement and sophistication. As you approach, prepare to be captivated by the grand curb appeal, accentuated by the unique exterior design that features beautiful stone work, acrylic stucco and clay tile roofing. The paving stone driveway and simple front yard landscaping gives an impressive first impression to this one of a kind property. Step inside to discover a main floor that seamlessly blends luxury with functionality, featuring an open concept layout with 10-foot ceilings and 8-foot doors. Every design choice, from floor to ceiling blend seamlessly to maintain that contemporary elegance. The main floor office features a stunning barn door, perfect for a private space to work, read or create. The heart of this home is undoubtedly the luxury kitchen, where culinary dreams come to life. Adorned with quartz countertops, a waterfall island, high-end appliances, a butler's pantry, and a dedicated coffee bar, this space is a true chef's delight. The adjacent open living area is bathed in natural light, complemented by a sleek fireplace wall with custom details, perfect for gatherings with loved ones. Finishing off the main floor is a generous bedroom and laundry room. Head up the remarkable floating stairs where you can retreat to the dreamy Primary Suite, complete with a spacious walk-in closet and a spa-like Ensuite sanctuary. Indulge in relaxation with a standalone tub, a huge tile shower boasting two shower heads, and a double vanity, creating the ultimate oasis to unwind and rejuvenate. The walkout basement offers versatility and entertainment opportunities, featuring a third bedroom, a gym (could easily be the 4th bedroom), and a sprawling recreation room with a

bar: ideal for hosting gatherings with friends and family. Car enthusiasts will love the 38x28 triple car garage, equipped with epoxy floors and a tandem space for additional storage, tools, or pursuing passions. Step outside to discover low-maintenance landscaping, including under-deck storage, a fire pit, and a private lounge area, offering serene views of the prairie and golf course. Enjoy the warmth of the gas fireplace on the deck, perfect for year-round outdoor enjoyment. Additional features include 3-zone heating/cooling, and surround sound both inside and out, ensuring every moment in this home is filled with enjoyment. Don't miss your chance to experience modern living in the heart of Desert Blume. Schedule your private tour of 4 Dunes Way today and elevate your lifestyle to new heights.