



**273 Desert Blume Drive
Desert Blume, Alberta**

MLS # A2127190



\$1,075,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,657 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	11-12-6-W4
Exterior:	Stucco, Wood Frame	Zoning:	RRR, Recreation/Residenti
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Double Ovens, Gas Range, Dishwasher, Microwave, Washer, Dryer, Kenmore Elite Fridge and Freezer, Garburator, UGS, Shed, Bar Fridge, Projector, 2 Speakers and Amp, Blinds, 3 Garage Door Remotes, Central Vac & Attachments, TV Mount in Primary Bedroom, TV Mount in Living Room

Nestled in the sought-after Desert Blume community, this executive walkout bungalow embodies luxurious living at its finest. Boasting 1657 SqFt of meticulously crafted space, this home welcomes you with an open floor plan seamlessly blending the living room, kitchen, and dining area. Custom hickory floors throughout create a cozy, inviting ambiance from the moment you step inside. The living room is anchored by a striking gas fireplace adorned with floor-to-ceiling stone from Montana and a 100-year-old western larch wood mantle, providing a warm focal point for relaxation. The chef's kitchen is a culinary dream, featuring an expansive island, gas stovetop, and sleek Kenmore Elite fridge/freezer, all complemented by thickened live-edge granite countertops. Step onto the upper deck from the kitchen and living room to enjoy sweeping views of the meticulously landscaped yard, coulees, and Desert Blume Golf Course—an ideal setting for alfresco dining or morning coffee. The main floor also boasts a convenient walk-through pantry with double ovens and a second full-size fridge, a practical laundry room with garage access, and the luxurious primary bedroom retreat with a scenic 5-piece ensuite overlooking the backyard and golf course. Descend to the lower level to discover a spacious family room with a projector for movie nights and a well-appointed wet bar for entertaining. An adjacent space offers versatility as a home office or workout area, while two bedrooms and a full-sized bathroom ensure comfortable accommodations for guests. A flexible flex space completes the lower level, perfect for pursuing hobbies or crafts. Step outside to the beautifully landscaped backyard featuring a wood fireplace and patio area—your own private sanctuary with captivating views of the coulee and golf course. This impeccably maintained home offers a

harmonious blend of sophistication, functionality, and natural beauty—sure to enchant buyers seeking a warm, inviting retreat to enjoy evenings on the deck and the allure of the prestigious Desert Blume Golf Course nearby. This home now has all new carpet throughout (April 2024)