



GRASSROOTS
REALTY GROUP

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54 Dunes Link Desert Blume, Alberta

MLS # A2160572



\$1,596,635

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,154 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	2-12-6-W4
Exterior:	Wood Frame	Zoning:	RRR, Recreation/Residenti
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, Gas Stove, BI Dishwasher, Hood fan, Window coverings, Washer, Dryer, Outdoor Kitchen - sink & BBQ, Central A/C, Garage door opener and remotes, Underground Sprinklers, Hot Tub

Step into this stunning, Award-Winning home from Jasper's 2022 Parade of Homes! Recognized by the Canadian Home Builders Association as the Best Production Home (2101-2400 sq ft) & the Best Production Kitchen in all of Canada, this showstopper is truly a masterpiece!! From the moment you arrive, you'll fall in love with the striking white, black, and copper exterior, and the charming manicured walkway that leads to the inviting entrance. The location is sought after, perfect for families, with a spacious landscaped yard backing onto green space and park. Inside, prepare to be wowed by the elegant 3-level floating staircase, soaring 9 ft ceilings, and 8 ft doors that welcome plenty of light through the massive 2-story windows. The heart of this home is its award-winning kitchen crafted by Heibert's, designed with custom floor-to-ceiling knotty white oak cabinets, accented in black and antique gold. The walk-through butler's pantry, with a seamless custom oak door, makes life easy with direct access to the garage. With spacious quartz countertops, a large island, and a built-in bar, it's the perfect place to entertain. The open living space invites you to relax in front of the stunning floor-to-ceiling fireplace or step through the glass doors to your large, covered, maintenance-free deck. The outdoor kitchen offers the ultimate entertaining spot, with views of the park and playground beyond. Upstairs, you'll find a versatile bonus room, a luxurious primary suite with an award-winning ensuite that feels like your personal spa, and two additional bedrooms. The large walk-in closet connects directly to the laundry room, keeping convenience in mind. Downstairs, the fully finished basement is built for fun, featuring a custom wet bar, entertainment area, two more bedrooms, and a full 4-piece bath. With a total of 5 bedrooms and 3.5

bathrooms, this home offers 3060 sq ft of pure elegance. The triple heated garage provides ample room for vehicles and storage, while the fully landscaped yard, underground sprinklers, custom aggregate driveway, and fully fenced backyard complete this impeccable property.