



GRASSROOTS
REALTY GROUP

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284 Desert Blume Drive SW
Desert Blume, Alberta

MLS # A2199708



\$1,230,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,924 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	11-12-6-W4
Exterior:	Brick, Stucco	Zoning:	RRR, Recreation/Residenti
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Chandelier, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, INDUCTION STOVE, HOOD FAN, WALL OVEN, B/I MICROWAVE, DISHWASHER, WINE FRIDGE, WASHER & DRYER, WATER FILTRATION SYSTEM, WINDOW COVERINGS, CENTRAL VAC W/ATTACHMENTS, CENTRAL A/C, TV MOUNTS(X5), PROJECTOR & SCREEN, THEATER SEATING, SURROUND SPEAKERS & COMPONENT SYSTEM, HOT TUB & ACCESSORIES, POOL TABLE & ACCESSORIES, WATERFALL PUMP & EQUIPMENT, THEATER MICROWAVE/DISHWASHER/BAR FRIDGE, GARAGE DOOR OPENER & 3 REMOTES, U/G SPRINKLERS

Experience luxury living in this executive walk-out bungalow nestled in the prestigious Desert Blume golf community. The incredible view lot offers stunning sunsets, lush greens, and a picturesque pond to be enjoyed from both the deck and visible through the home's expansive windows that flood the interior with natural light. With its high ceilings and grand yet functional design, this home boasts impressive street appeal, exceptional craftsmanship, and high-quality finishes, including gorgeous hardwood floors throughout the main living spaces. At the heart of the home, a chef's dream kitchen features custom cabinetry, granite counters, a huge island, and a butler's pantry. High-end appliances and ample prep space make cooking a delight. The spacious dining room and cozy living room are perfect for hosting gatherings. The living room is accented by an impressive floor-to-ceiling fireplace and incredible views through the surrounding windows. The main floor offers two bedrooms and two full bathrooms, one of which is the primary suite with a spa-like ensuite. This retreat boasts heated floors, a tile shower, a separate air tub, and a large walk-in closet. The main floor is completed by a spacious laundry room with access to the oversized triple garage with heated floors, a workspace, and ample storage. The walkout basement is an entertainer's paradise, featuring a huge recreation room with a built-in entertainment unit and a pool table. The theatre room comes equipped with theatre seating, a projector and screen, surround sound, a microwave, mini fridge, and dishwasher for a complete cinema experience. The basement also features two very large bedrooms, each with walk-in closets and a shared Jack and Jill 4-piece bathroom. Additionally, there is a convenient half bath with a heated towel rack, perfect for post-hot tub use. The meticulously

landscaped yard includes yard lights, a fire pit with a gas line, a serene waterfall, and extensive brickwork. Enjoy the views from the upper deck, which is partially covered, or from the lower walk-out deck, complete with a hot tub and large patio area. The home also features heated floors in the basement, garage, laundry room, and ensuite. A tile roof ensures durability and classic aesthetic appeal. This home exemplifies quality craftsmanship and attention to detail. Immaculate and perfectly maintained, it represents a blend of classic design with modern upgrades, offering an unparalleled living experience.