



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**111 Highlands Place SW**  
**Desert Blume, Alberta**

**MLS # A2212175**



**\$2,150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,604 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Heated Garage, Off Street, Quad or More Attached		
<b>Lot Size:</b>	0.49 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, No Neighbours Behind, Private, Underground Sprinkler		

**Heating:** Baseboard, In Floor, Electric, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood, Linoleum

**Sewer:** -

**Roof:** Concrete, Tile

**Condo Fee:** -

**Basement:** Finished, Full, Walk-Out To Grade

**LLD:** -

**Exterior:** Brick, Stone, Stucco

**Zoning:** RRR

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Steam Room, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Garage door opener x3, all pool equipment, electric heater & bar fridge in cabana, electric heater outdoor kitchen, exterior TV's & wall mount x3, outdoor kitchen BBQ & pizza oven, 2 built-in bar fridges, hot tub, tampline, underground sprinklers & timer, 2 central air conditioners, URC total control audio system, amps, all attachments speakers, soft water system, downstairs bar fridge, electric fireplace, pool table & accessories + Ping Pong topper & accessories, 9 TV's & wall mounts, gas stove, hood vent, dishwasher built-in, full size fridge, wine fridge, 2 garburators, stand up freezer, built-in coffee machine, microwave, warming drawer, BBQ main deck, washer x2, dryer x2, built-in office desk, security system equipment

Welcome to 111 Highlands Place, located in a quiet cul-de-sac in the desirable Desert Blume community. This stunning Renco custom-built home offers breathtaking views of the Desert Blume Golf Course, overlooking the 10th hole. This thoughtfully designed home is perfect for a growing family. As you step through the grand entrance, you're greeted by a tranquil water feature that sets the tone for luxury. The expansive kitchen is a chef's dream, featuring not one but two centre islands, complete with a breakfast bar and wine fridge. High-end Thermador appliances, including a gas stove, warming drawer, and built-in coffee machine, combine style and functionality. Casual dining is available in the bright dining nook, while a formal dining room just off the kitchen is ideal for entertaining. The inviting living room showcases a gas fireplace and coffered ceiling, framed by panoramic views of the golf course and beautifully landscaped yard. A spacious office, complete with custom-built shelving and a built-in desk, offers a great workspace. The mudroom, located off the garage, includes built-in lockers, along with a practical drop zone. One of the standout features of this home is the 4-car heated garage, complete with epoxy floors, built-in storage - 3rd bay is tandem and fits a fourth vehicle or extra workspace. Upstairs, the primary bedroom serves as a luxurious private retreat. This serene space includes a five-piece ensuite with a steam shower, jetted tub, and captivating views, as well as a large walk-in closet with access to the upstairs laundry. The second level also includes three additional spacious bedrooms—one with a private ensuite and the other two sharing a full four-piece bathroom. A built-in study nook is great for study or hobbies. The walk-out lower level is an entertainer's dream. This expansive space includes a pool/ping pong table, wet

bar, games room/den, fitness/gym room, and a comfortable family room. Two more spacious bedrooms, a three-piece bathroom, and a secondary laundry area add function and comfort. Step outside to your private backyard retreat, complete with a heated saltwater pool featuring a slide and diving board, a hot tub, and a cabana with gas fireplace and heater. Additional backyard highlights include a putting green, in-ground trampoline, and a fully equipped outdoor kitchen with granite countertops, sit-up bar, built-in BBQ, pizza oven, bar fridges, and wall-mounted TV. A comprehensive URC Total Control sound system has been installed throughout the home, enhancing daily living. With its unbeatable views, exceptional craftsmanship, and resort-style amenities, 111 Highlands Place offers a rare chance to enjoy an exceptional lifestyle.