

# \$1,085,000 - 16 Dunes Drive, Desert Blume

MLS® #A2205138

**\$1,085,000**

3 Bedroom, 3.00 Bathroom, 3,196 sqft

Residential on 0.21 Acres

NONE, Desert Blume, Alberta

Welcome to the newest phase of beautiful Desert Blume - the upscale golf course community that will surely impress! This stunning custom-built home boasts an abundance of windows, flooding the home with natural light and offering picturesque views of the surrounding natural space. With its high ceilings and open layout, this is truly the modern space your family has been waiting for! With a total of 3 bedrooms and 3 bathrooms, the design leaves plenty of square footage in your main living spaces allowing for endless entertaining opportunities. Centrally located on the upper floor, the incredible kitchen boasts a gigantic island, a wealth of cabinetry and a combination of beautiful quartz & granite countertops. This space is clearly the crown jewel of the home, as it is open to the spacious dining area and the airy livingroom. Take a step outside to the upper deck that offers incredible prairie views that will leave you speechless. Down the hallway you'll find a handy walk-in pantry, functional laundry room, 4pc bathroom and two bedrooms. The sizeable primary bedroom offers a gorgeous 4pc ensuite and generous walk-in closet. Head downstairs to find a rec room that could serve multiple purposes. Also on this floor is a 3rd bedroom, bathroom, functional off-season storage closet, and exit to the outdoor covered brick patio. The incredible garage will be the envy of your friends, measuring at 27X60 and featuring 4 parking spaces, multiple floor drains, ultra quiet side-mount garage door



openers, hot/cold water taps, and a handy storage room at the far end. The construction of this home was well thought out, with efficiency and durability being a primary focus. Built on slab, this home features in-floor heat through the main floor and garage. Triple pane windows, spray foam & blow-in insulation, lifetime slate roof, and high efficiency heating/cooling system are just a few examples of the upgrades that this home is equipped with. Spacious hallways, wider doors, and high-end fixtures throughout make this home not only attractive, but also unique and extremely functional. This is the one that absolutely must be seen in person to be truly appreciated! Schedule your private viewing today!

Built in 2021

### **Essential Information**

MLS® #	A2205138
Price	\$1,085,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,196
Acres	0.21
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	16 Dunes Drive
Subdivision	NONE
City	Desert Blume
County	Cypress County
Province	Alberta

Postal Code	T1B 0R8
-------------	---------

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Quad or More Attached

### **Interior**

Interior Features	Central Vacuum, Kitchen Island, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s)
Heating	In Floor, Forced Air
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard
Roof	Other
Construction	Stucco
Foundation	Slab

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	60
Zoning	RRR
HOA Fees	100
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.