

**33 Dunes Way**  
**Desert Blume, Alberta**

**MLS # A2203852**



**\$884,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,672 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Level, Standard Shaped Lot, Underground Sprinkler		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Tile, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RRR
<b>Utilities:</b>	-

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Central Air Conditioner, Garage Openers & Controls, Underground Sprinklers and Timer, Window Coverings, Washer, Dryer

This executive fully developed bungalow in Desert Blume features 5 bedrooms, 3 full bathrooms, and a triple car heated garage on a corner lot! This beautifully finished home is waiting for its owners to move right in and start creating memories in. This home offers a functional, open concept floor plan with a large front living room w/ gas fireplace, and a beautiful kitchen with two toned cabinets, a large centre eat-at island, gas range, tile backsplash and quartz countertops. The huge dining area will host large family suppers and game nights with friends. The conveniently located laundry/mudroom has a sliding barn door and direct access to the huge, attached garage. This level offers 3 large bedrooms, including the primary which hosts a large walk-in closet and a gorgeous 5-piece ensuite with dual sinks, a stand-alone soaker tub, and separate walk-in shower. A 4-piece bathroom finishes off this level. The fully finished basement is perfect for older kids with a huge family/rec room featuring a wet bar, built-in office nook, and two huge bedrooms, one with access to the large 4-piece bathroom. A unique feature of this magnificent home is that there is also access to the attached garage from the basement. The back covered deck features a privacy wall and looks out over the good-sized back yard which is fully landscaped with underground sprinklers and a black chain link fence. This home is a must see!!!