



DJ Golden
REAL ESTATE

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109 Highlands Place
Desert Blume, Alberta

MLS # A2236687



\$1,324,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,064 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Insulated, Oversized, Tandem, Triple C		
Lot Size:	0.35 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Concrete, Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	11-12-6-W4
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	RRR, Recreation/Residenti
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Wet Bar, Wired for Sound		

Inclusions: Fridge, Stove, BI Microwave, BI Dishwasher, Trash Compactor, Hood Fan, 3-Televisions, Elan smart home system and built in speakers, outdoor gas tiki lamps, pool table and accessories, bar dishwasher, Bar Fridge, outdoor gas fire table, granite dining room table and 6-chairs, hot tub, Garage Door opener(s) and remote, Central A/C, Ceiling Fans, Window coverings, Washer and Dryer, Underground sprinklers, Shed

Nestled in the sought-after community of Desert Blume, this stunning walkout bungalow is situated on the largest lot ever sold in Desert Blume! Enjoy sweeping, unobstructed views of natural grasses, the golf course, open countryside, and even the Cypress Hills. From the moment you step inside, you'll appreciate the thoughtfully designed open-concept layout—perfect for entertaining, yet equally ideal for quiet, everyday living. At the heart of the home is the kitchen—fully equipped with high-end appliances, abundant counter space, spacious walk-through pantry, and a seamless flow that opens onto a massive deck. Here, you can sip your morning coffee while soaking in the incredible views. The living room enjoys soaring ceilings and exquisite detailing, made even brighter and airier by large windows that blur the lines between indoor and outdoor living. The primary bedroom is a true retreat, complete with a luxurious 5-piece ensuite and a custom walk-in closet that checks every box. Head downstairs and you'll discover even more to love: a cosy gas fireplace, full wet bar, pool table (yes, it stays!), and walk-out access to a covered patio that makes indoor-outdoor living effortless. Two additional bedrooms, a full bath, a home gym, flex space, and ample storage round out the lower level. The backyard is something truly special. Professionally landscaped and perfectly set up for hosting or relaxing, it features a hot tub, tiki-style gas lighting, a fire pit for chilly evenings, raised garden beds, and even a raspberry and strawberry patch! Whether you're throwing a summer bash, enjoying a peaceful night under the stars, or looking to build your dream pool—this yard delivers. The triple-car heated tandem garage offers wide doors to accommodate your toys, plus epoxy flooring and a workbench area to make organizing a breeze. Topping it all off are

built-in speakers, smart systems throughout (inside and out), high-end finishes in every room, and a location that offers both privacy and luxury—making this property truly stand out.