

**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>Water:</b>     | -   |
| <b>Floors:</b>     | Tile, Vinyl     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame      | <b>Zoning:</b>    | RRR |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks     |                   |     |

**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!!!