

# \$1,399,996 - 109 Highlands Place, Desert Blume

MLS® #A2197185

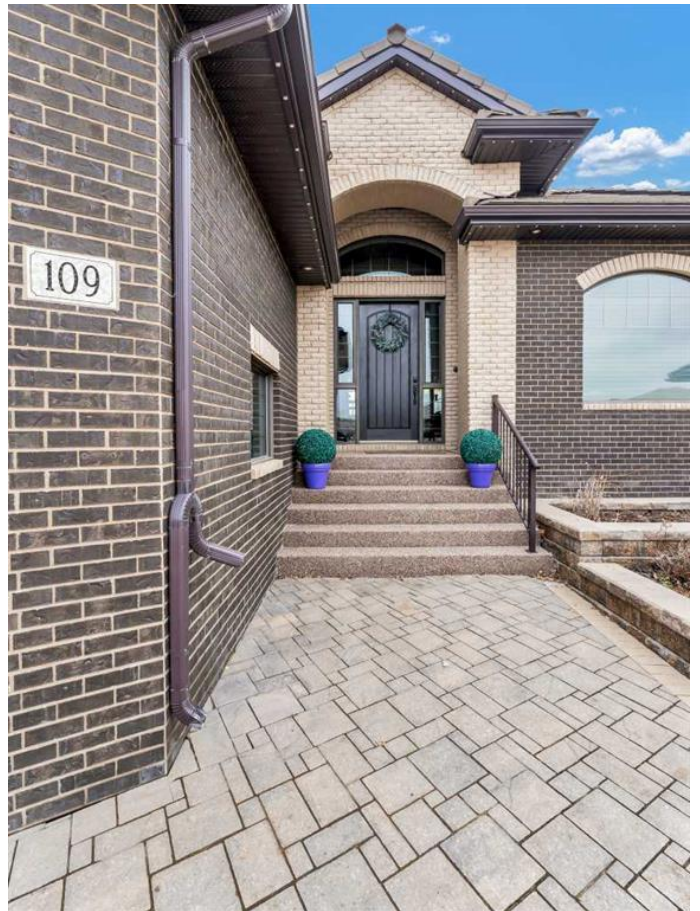
**\$1,399,996**

3 Bedroom, 3.00 Bathroom, 2,064 sqft

Residential on 0.35 Acres

NONE, Desert Blume, Alberta

Welcome to your dream home, located in the prestigious community of Desert Blume Estates!! As you enter, be captivated by the open concept design. The expansive living areas, are designed for both entertainment and relaxation, with large windows that showcase an unobstructive views of the Desert Blume Golf Course, country side and and Cypress Hills. Allowing natural light to flood the space and providing a seamless connection to the outdoors. Indulge in spacious living areas, that are thoughtfully designed for this walkout bungalow . The kitchen boasts high-end appliances, and ample counter space, making for a culinary haven leading to an extraordinary deck to savor your morning coffee while overlooking the stunning view. Unwind in the primary main floor bedroom, complete with 5-piece ensuite, with heated flooring, a dream walk-in closet with custom designed shelving . The lower level walk-out opens up to a stunning patio deck area, creating an ideal setting for outdoor gatherings or quiet time under the sun or night time stars. Enjoy the indoor convenient amenities, a stand-up wet, bar, 4 1/2' X 9' slate pool table with all accessories, gas fireplace, fridge plus built-in dishwasher. The lower level also offers two generous size bedrooms, 3-piece bath and more ample storage space. Experience the comprehensive sound system that envelopes you in rich audio and perfect ambiance for any occasions, located in every room, plus the outdoor patio and deck areas.



The beautiful, spacious landscaped outdoor area, features a fabulous covered patio area, designed for entertaining and relaxation., Relax and enjoy the 7-man hot tub, cozy up to the gas-fire outdoor patio table, the ambiance of the unique Tiki gas pole lighting, convenient boxed garden area, camp and snuggle up by the outdoor wood burning firepit. The super large professionally landscaped backyard provides a wonderful opportunity to enjoy various activities and relax in nature plus a convenient storage shed for your gardening tools. The triple car heated tandem garage offers extra wide entry doors to accommodate your recreational toys, work bench area and epoxy easy care flooring. Every corner of this home is designed with meticulous attention to detail, and is adorned with high-end finishes that enhance every space throughout the home.

Built in 2010

**Essential Information**

MLS® #	A2197185
Price	\$1,399,996
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,064
Acres	0.35
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	109 Highlands Place
Subdivision	NONE

City	Desert Blume
County	Cypress County
Province	Alberta
Postal Code	T1B 0H5

### Amenities

Amenities	Playground, Golf Course, Park
Parking Spaces	3
Parking	Garage Door Opener, Heated, Tandem, Triple Garage Attached
# of Garages	3



### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage, Jetted Tub, Kitchen Island, Natural Woodwork, Sauna, Tankless Hot Water, Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Electric Cooktop, Tankless Water Heater, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Balcony, Barbecue, Covered Courtyard, BBQ gas line, Gas Grill, Lighting
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, No Neighbours Behind, Views, Backs on to Park/Green Space, Close to Clubhouse, Pie Shaped Lot, Underground Sprinklers, Yard Lights
Roof	Concrete, Tile
Construction	Brick, Concrete, Wood Frame, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	March 3rd, 2025
Days on Market	72
Zoning	RRR, Recreation/Residenti
HOA Fees	100
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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