

38 Dunes Link Desert Blume, Alberta

MLS # A2234758


\$1,199,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,815 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Greenbelt, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RRR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, See Remarks, Tankless Hot Water, Wet Bar		

Inclusions: Central Air Conditioning, Fridge/Freezer, Gas Stove, Dishwasher, Washer, Dryer, 3 garage Door Openers & Remotes, Garage Heater, Window Coverings, Beverage Fridge, Automated Deck Screens & Remote

Imagine...taking your friends and family through the 2025 Parade of Homes entry by Belcore Homes and telling them "IT'S MINE"! Here is your chance to secure this incredible home before the public sees it! This gorgeous 1815 sq ft bungalow is found in the highly sought-after Desert Blume Golf Course community on a large lot backing on to a greenbelt, and is located only a short golf cart ride away from the gorgeous Desert Blume clubhouse. This impeccable home is modern in design, and features warm tones and upscale craftsmanship that is sure to impress. The crown jewel of the main floor is surely the incredible custom kitchen, featuring an abundance of cabinets, white quartz countertops, a sizeable island, and top of the line appliance package including an upsized fridge/freezer combo and gas stove, and an incredible butler's pantry that is every homeowner's dream. The livingroom offers high ceilings with exposed wood beams, stunning feature wall with built-in shelving & gas fireplace, and warm vinyl plank flooring. The primary bedroom is truly a private oasis, with a dream ensuite bathroom that has all the wow factor you can imagine. Dual sinks, gorgeous stand-alone tub, custom shower, and walk-in closet that is built to impress with custom shelving and drawers. The front office provides the perfect space for those who work from home, with a view of the street and all arrivals. Rounding out the main floor is the handy laundry room complete with washer & dryer included, another 4pc bathroom, and the flashy mudroom that needs to be seen to be fully appreciated. The fully finished basement offers a massive family room with a beautiful custom feature wall with fireplace, wet bar with beverage fridge, and all the space you need for a pool table, poker table, ping pong, gym equipment, or almost anything else you can imagine. The basement also offers a total of 3

spacious bedrooms, one of which has it's own phenomenal 3pc ensuite - great for guests! The spacious mechanical room shows you that this home was built with efficiency in mind, featuring a high efficiency furnace, on-demand tankless hot water system, and an HRV system. The incredible triple attached garage is fully finished and heated, measures 23' x 37'8", and provides 3 separate doors with ultra quiet side-mount openers, and floor drains. Last but not least is the incredible covered rear deck featuring custom automated screens to provide privacy, shade, wind protection, and temperature control. Enjoy your evening on the deck with a glass of wine and enjoy the view of the greenbelt behind you. This stunning home is waiting for you...arrange your private viewing today! ***NOTES: All interior photos are from a similar project, final finishings will be similar but not identical. Measurements taken from builder's floorplan, professional photos and measurements will be provided upon completion. Possession available after the completion of the 2025 Parade of Homes - approximately October 17