

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

MLS® #A2197185

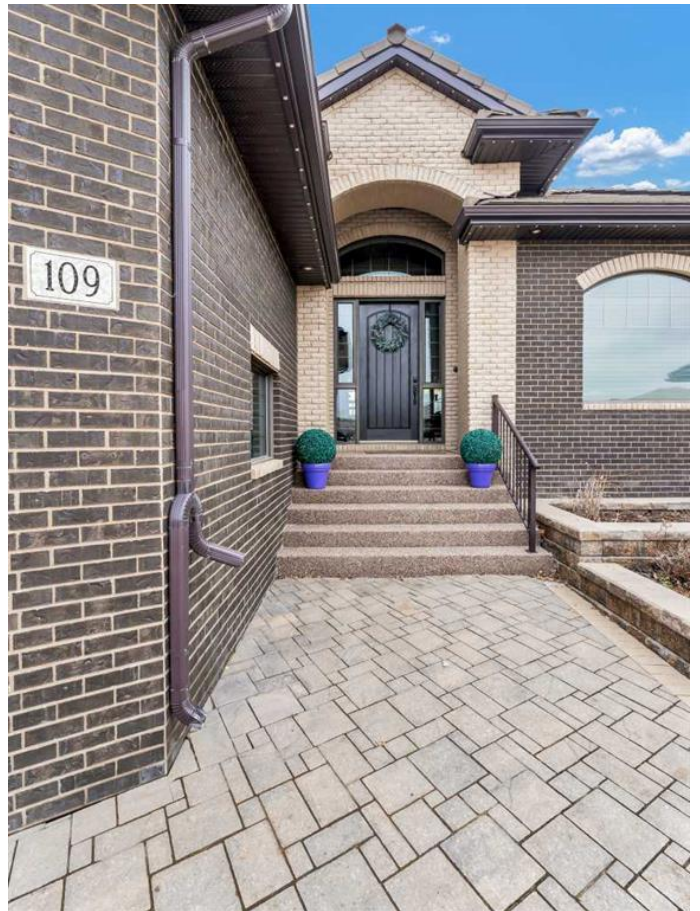
**\$1,399,996**

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	52
Zoning	RRR, Recreation/Residenti
HOA Fees	100
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.