

# \$998,000 - 11 Dunes Link, Desert Blume

MLS® #A2225262

**\$998,000**

4 Bedroom, 5.00 Bathroom, 2,290 sqft

Residential on 0.21 Acres

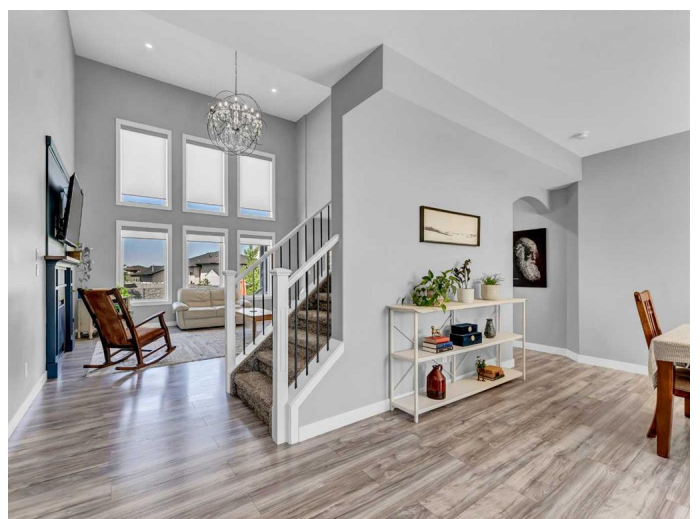
NONE, Desert Blume, Alberta

Welcome to this stunning, move-in ready home located in the highly sought-after fourth phase of Desert Blume. Boasting 2,214 sq ft of thoughtfully designed living space, this modern two-story home offers a perfect blend of style, comfort, and functionality. With four bedrooms and five bathrooms, including a convenient 2-piece bath in the garage, this property is ideal for families and those who love to entertain.

Step inside to a bright and airy main level featuring a spacious living room with soaring double-height ceilings that flood the space with natural light. The large kitchen includes ample cabinetry, a central eating area, and flows seamlessly into a formal dining room—perfect for both casual meals and special gatherings. A front office or den provides the perfect work-from-home space, while a 2-piece powder room adds everyday convenience.

Upstairs, you’ll find three well-appointed bedrooms, including a luxurious primary suite complete with a 5-piece ensuite featuring a jetted tub, walk-through closet, and plenty of space to unwind. A 4-piece bathroom, upper-level laundry room, and a handy office nook complete this functional and elegant upper floor.

The fully finished lower level offers even more room to relax and entertain, with a massive family/rec room, a stylish wet bar, a fourth



bedroom, and another full 4-piece bathroom.

Outside, the backyard has been transformed into a true oasis. Enjoy summer days in your heated in-ground saltwater pool with a safety ledge and electric safety cover, all easily controlled via smartphone. The backyard also includes underground sprinklers, solid rock fencing, beautifully landscaped grounds with concrete curbing, a fire pit area, trees, pathways, and a screened-in deck skirted for a polished look. The yard is wired with electrical outlets throughout for outdoor lighting, music, or entertainment, and hot tub wiring and permits are already in place.

The attached garage is equally impressive, featuring durable epoxy flooring, a bathroom, utility sink, storage area, and even a built-in dog run door.

With updated lighting, custom blinds including electric blinds on the main level, and new appliances, every detail has been considered in this bright, clean, and modern home. This is a rare opportunity to own a turn-key property in one of Desert Blume’s most desirable neighborhoods—schedule your viewing today!

Built in 2019

**Essential Information**

MLS® #	A2225262
Price	\$998,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,290
Acres	0.21
Year Built	2019

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	11 Dunes Link
Subdivision	NONE
City	Desert Blume
County	Cypress County
Province	Alberta
Postal Code	T1B 0R8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Bar, Double Vanity, Quartz Counters, Vaulted Ceiling(s), Wet Bar, Jetted Tub
Appliances	Dishwasher, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 28th, 2025
Days on Market	4
Zoning	RRR, Recreation/Residenti

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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