



**GRASSROOTS**  
REALTY GROUP

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**96 Fieldstone Close  
Balzac, Alberta**

**MLS # A2284428**



**\$1,399,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,384 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Appliance Package as per Spec.		

Welcome to 96 Fieldstone Close, where luxury meets prairie estate living in the prestigious Goldwyn Prairie Estates. This stunning modern prairie-style two-storey home offers an impressive 3,394 sq. ft. of developed living space and a triple attached garage, perfectly designed for both everyday comfort and upscale entertaining. The thoughtfully designed open-concept floor plan features 10-foot ceilings on the main level, 8-foot doors, and a striking open-to-below living room, creating a bright and airy atmosphere throughout. The custom kitchen is a true showpiece, complete with a butler's pantry and seamless flow to the 156 sq. ft. covered deck, ideal for indoor-outdoor living. The main floor also includes a full bathroom, a private den, and a welcoming front exterior porch. Upstairs, you'll find four spacious bedrooms, three full bathrooms, including two ensuites, and a versatile upper-level bonus room perfect for family living. Escape the urban hustle and enjoy the peace, privacy, and space of prairie estate living, just moments from Calgary's city centre. Surrounded by open landscapes and natural beauty, Goldwyn offers a rare lifestyle where evenings are capped by unobstructed prairie skies and breathtaking star-filled nights—a true retreat without sacrificing city convenience.