



**341 Limestone Bay
Balzac, Alberta**

MLS # A2300515



\$1,299,900

| | | | |
|------------------|-------------------------------------------------------------------------|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,917 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 6 | Baths: | 5 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be | | |

| | | | |
|--------------------|-------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, See Remarks | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: Prep kitchen appliances

Open house 2-3rd May (Sat & Sun) 3pm-5pm**Under \$1.3 Million - Triple Garage, Luxury Finishes & Beautiful Pond + Downtown Views! Dreams come true! *Watch the Video* A spectacular designer estate home offering over 4,200 SQFT of functional living space, this residence is designed to impress at every turn. This stunning showpiece by Aspen Creek Designer Homes, Alberta's one of Alberta's premier luxury builder showcases exceptional craftsmanship & stellar elevated finishings. **OVERSIZED TRIPLE GARAGE | L-SHAPED LOT | 5 BEDROOMS + MAIN FLOOR DEN | 5 FULL BATHROOMS | SOUTH BACKYARD | POND VIEWS | EXCELLENT FINISHINGS | STUNNING CHEF'S KITCHEN | SPICE KITCHEN | SPACIOUS BACKYARD | 3 SPACIOUS BEDROOMS UP WITH ENSUITES | BONUS ROOM WITH PRIVATE BALCONY | FINISHED WALKUP 2 BEDROOMS BASEMENT | HARDIE BOARD SIDING.** Located in the growing estate community of Goldwyn, this home offers the charm of prairie estate living with breathtaking pond, downtown, & mountain views - Perfectly situated on a quiet cul-de-sac & no neighbours behind. The expansive triple garage along with aggregate driveway create a striking first impression. Step through the grand double-door entrance into a soaring open-to-below foyer filled with natural light. The main floor features 10-foot ceilings, 9 Ft doors, oversized windows, & a spacious living room with an elegant tiled fireplace detailing. A magazine-worthy, state-of-the-art chef's kitchen offering that aura your guests are going to love - timeless cabinetry with gold hardware, glossy backsplash, top-of-the-line appliances including an oversized refrigerator, gas cooktop, chimney hood fan, & built-in microwave. A massive centre island with blue cabinetry provides the perfect gathering space, while the fully equipped

spice kitchen adds both style & function. A versatile main floor den with a French glass door sits beside an upgraded full bathroom—ideal for guests, multigenerational living, or a private home office. A generous mudroom offering ample space for a secondary home office. Walking upstairs along the grand wide staircase with designer railing, you'll notice the 9 FT ceilings & 8ft doors followed by a sun-filled central bonus room opens onto a private balcony overlooking the pond. Three spacious upstairs bedrooms each feature their own private ensuite - no compromises whatsoever. The primary suite is a true retreat, enhanced by extra windows, a huge walk-in closet, & a luxurious spa-like ensuite complete with a soaker tub, glass shower with upgraded tile surround, dual sinks, & a private toilet. The two additional south-facing bedrooms enjoy stunning pond views & upgraded attached bathrooms, offering comfort & privacy for family or guests. A massive laundry room with cabinets and tiles Step outside to a huge south-facing backyard that feels like a private summer retreat - ideal for entertaining & relaxing with your family. Dual Furnace Zoning & 72 Gal HWT adding to the efficiency. A fully upgraded luxury home in an estate location.