



**GRASSROOTS**  
REALTY GROUP

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**147 Siltstone Place**  
**Balzac, Alberta**

**MLS # A2304881**



**\$1,749,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,351 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, See Remarks, Stone	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

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

**Inclusions:** spice kitchen appliances: fridge, stove, microwave OTR

\*Watch the Cinematic Showhome Video\* A stunning opportunity to own a luxurious, fully upgraded SHOWHOME built by one of the most premium builders of Alberta - Aspen Creek Designer Homes. Get ready to be mesmerized as this specular home offers all the bells and whistles you have been dreaming of. Whether you're in the market to buy a primary residence or an investment property with no time constraint, then this leaseback opportunity is for you - sit back and we will pay you the return! Almost 5000 SQFT of living space | Corner Lot | Triple Car Garage | Hardie Board Siding | Triple Pane Windows | 6 Bedrooms + 5 Full Bathrooms | Beautiful Open to Below Concept | Flex Room/Great Room | High-End Designer Finishings | Chef's Dream Kitchen | Fully Loaded Spice Kitchen | Elegant Lighting | Custom Feature Walls | 4 Bed Up (2 have their own ensuites) | Builder Grade Finished Basement | Oversized Deck. The moment you step in you'll be amazed on how bright and open this floor plan is. Upgraded engineered hardwood flooring throughout with a wide glass door sets up the tone. The main floor bedroom servers perfectly for multi-generational comfort along with an upgraded full bathroom with extra drawers, a standing glass shower and sleek floor to ceiling tiles. The flex room offers flexibility to use as a great room or to set up your work from home station with custom wall work and pot lights. The showstopper living room with high soaring ceilings and extra windows throughout perfectly showcases how luxury shall look like! Whether you love entertaining people or want the live life the royal style - this magnificent space has tons of natural light. The dreamy chef's kitchen with waterfall island, upgraded quartz countertops, upgraded stylish faucets, two-toned cabinets, open cubes with custom lighting, glass shelves, polished brick style backsplash, top of the

notch appliances including a gas stove and a panelled fridge. A fully loaded spice kitchen with tons of cabinets space and its own set of appliances. A custom mud room with tile, hangers, and extra storage space. Walking upstairs, you'll be impressed by open riser steps, the unique black and gold railings, 9 feet ceilings, and 8 feet doors. 4 Bedrooms (2 with their own ensuites) including the beautiful primary bedroom with a statement chandelier, custom feature wall, a walk-in close with mdf shelvings, and a spa-like ensuite with heated floors, premium matte black fixtures, under the cabinets lights, wrap around glass shower, and a soaker tub. A huge bonus room - an excellent spot for your movie nights! 3 other spacious bedrooms with another full bathroom and a laundry room with extra storage and a sink completes this level. A fully finished basement - Over 1,000 square feet of additional living space including a highly upgraded wet bar with plenty of cabinet space, custom shelves, glass backsplash and a beverage fridge. Alongside you have a gorgeous gym room, a bedroom, a full bath and a massive rec area.