



**GRASSROOTS**  
REALTY GROUP

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## 1 Fieldstone Link Balzac, Alberta

MLS # A2227085



# \$1,750,000

Division:	Balzac		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,498 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Level		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Marble, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stone, Stucco, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

**Features:** Bar, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Located in the prestigious Goldwyn Community of Balzac, this custom-built 2-storey Show Home offers 6 bedrooms, 5 full bathrooms, and a fully finished basement on a premium corner lot. The main floor features 10 ft ceilings, hardwood flooring, quartz countertops, KitchenAid appliances, a den/office, a spice kitchen, and an upgraded main kitchen. It boasts three open-to-below areas, including a stunning central staircase with glass railings. Upstairs offers a loft, a bonus room, laundry, a luxurious primary bedroom with a 5-piece ensuite, two bedrooms with a Jack & Jill bath, and another bedroom with a shared ensuite. The basement includes a large rec room, gym, wet bar, two bedrooms, and a full bath. A triple-car garage, extended exposed aggregate driveway, and glass-railed deck complete this stunning home. It's a perfect blend of luxury and modern design, in one of Balzac's most desirable neighbourhoods. Photos are representative.