



GRASSROOTS
REALTY GROUP

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**147 Siltstone Place
Balzac, Alberta**

MLS # A2251721



\$1,749,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,758 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: N/A

Purchase this incredible showhome at today's prices while taking advantage of the leaseback program! This is not just a home, it's an experience. With just over 5,000 sq/ft of living space this property is designed with one goal in mind—living beautifully. Let's start with the main floor. You've got hardwood floors, natural light pouring in from every angle, and a kitchen that's the definition of elevated design. Think: sleek cabinetry, a full servery, and chef-grade appliances that make even your morning coffee feel luxurious. And because life happens in the details, you've also got a spacious family room with a fireplace that anchors the entire level—perfect for entertaining, or just kicking back. Now, the upstairs. The primary suite is where luxury meets calm: a spa-inspired ensuite, a massive walk-in closet, and finishes that feel like they were curated in Milan. Two additional bedrooms, a second family lounge, and a full bath complete this level with effortless balance. The basement takes things up a notch. It's a full lifestyle zone—an expansive rec room, sleek wet bar, bonus room, and an additional guest suite. Translation? It's ready for your next cocktail party, Super Bowl night, or long weekend hosting the in-laws. Every inch of this home is finished with intention—custom woodwork, designer lighting, and luxury touches that separate a show home from just another property. And with an attached two-car garage plus a location that blends small-town ease with quick access to Calgary, you've got convenience without compromise. This isn't just a show home. This is the new standard for design in Balzac.