



**301 Limestone Bay
Balzac, Alberta**

MLS # A2285517



\$1,189,999

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|------------------|---|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,977 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 4 | Baths: | 4 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Cul-De-Sac, Level, Private | | |

| | | | |
|--------------------|-------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Appliance Package as per Spec.

Welcome to 301 Limestone Bay in prestigious Goldwyn Prairie Estates, where refined modern farmhouse design meets the serenity of estate living just moments from Calgary's vibrant city centre. This exceptional 2-storey residence offers 2,977 sq. ft. of meticulously crafted living space, perfectly blending timeless architectural charm with contemporary luxury. A triple attached garage and striking curb appeal set the tone for the elegance that awaits inside. Step through the grand entry into an airy open-concept floor plan featuring 9' ceilings on the main floor, 8' doors, and a breathtaking open-to-below living room that fills the home with natural light and architectural drama. Thoughtfully designed for both everyday comfort and upscale entertaining, the main level also includes a versatile den and a full bathroom, ideal for guests or multigenerational living. At the heart of the home is a fully custom chef's kitchen, complete with premium finishes and a dedicated spice kitchen for elevated culinary experiences. Seamlessly connected to the dining and living areas, the space flows onto a 220 sq. ft. rear deck, creating the perfect indoor-outdoor lifestyle for gatherings or quiet evenings overlooking the prairie landscape. Upstairs, discover four spacious bedrooms, each designed with comfort and privacy in mind. The upper level includes a generous bonus room and four full bathrooms, highlighted by two luxurious en-suites connected by a Jack & Jill concept, offering both sophistication and functionality. Indulge daily in the home's exclusive SPA PACKAGE, featuring: Under-cabinet lighting with motion sensors, Heated floors, Steam shower with tile base, Rainfall showerhead set in a ceiling feature, 10mm frameless glass swing door and Low-profile curb shower. Every detail has been curated to deliver a private wellness retreat within

your own home. Escape the urban hustle and embrace the tranquility of prairie estate living in Goldwyn. Here, residents enjoy unparalleled peace, privacy, and expansive surroundings. As night falls, experience breathtaking views of starlit skies unobstructed by city lights — a rare luxury just minutes from Calgary’s core.