



**341 Limestone Bay  
Balzac, Alberta**

**MLS # A2294370**



**\$1,349,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | NONE  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,917 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> | 0.15 Acre   |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be |               |                  |

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

**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 April 4&ndash;5 (Sat & Sun) 3PM-5PM\*Dreams come true!Watch the Video \*\*A luxury estate home that truly checks every box. This stunning showpiece by Aspen Creek Designer Homes, Alberta's one of Alberta's premier luxury builder showcases exceptional craftsmanship & stellar elevated finishings. 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. This gorgeous home redefines what elevated high-end living should look like. Offering over 4,200 SQFT of functional living space, this residence is designed to impress at every turn. 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 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&rsquo;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 over 4200 SQFT luxury home in an estate location.