



**341 Limestone Bay
Balzac, Alberta**

MLS # A2300515



\$1,339,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,917 sq.ft.	Age:	2025 (1 yrs old)
Beds:	6	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Behind		

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

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 12th, 1:30PM-3:30PM * Dreams come true! *Watch the Video * A fully finished designer estate home offering over 4,200 SQFT of functional living space, this residence is designed to impress at every turn. 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. OVERSIZED 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'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.