

# \$1,749,900 - 329 Limestone Bay, Balzac

MLS® #A2219264

**\$1,749,900**

4 Bedroom, 4.00 Bathroom, 3,216 sqft

Residential on 0.17 Acres

NONE, Balzac, Alberta

Welcome to modern estate living in the elegant community of Goldwyn—conveniently nestled between the cities of Airdrie and Calgary, just minutes from Cross Iron Mills Shopping Centre. The stunning Custom Built Georgia Model features 4 bedrooms, 4 bathrooms, and over 3,200 sq.ft. of thoughtfully designed living space, offering generous room for both family life and entertaining. Step inside and be greeted by an impressive open-to-above layout that fills the home with natural light, complemented by soaring 10-foot ceilings on the main floor. A dedicated study/computer room provides a quiet space for work or learning. The custom-designed chef's kitchen is equipped with Stainless Steel appliances, stylish cabinetry, and a full spice kitchen—perfect for preparing meals with ease. Just off the kitchen, you'll find a flex room, a spacious dining area, and a bright, inviting living room with fireplace, ideal for gatherings. A large mudroom and a convenient 2-piece bathroom complete the main level. Upstairs, a striking architectural staircase leads to the upper floor, where 9-foot ceilings continue the sense of openness. This level features three generously sized bedrooms, plus a luxurious primary suite with a spa-inspired ensuite that includes a custom double vanity, standing shower, and a soaker tub. You'll also find two additional 4-piece bathrooms, a laundry room, and a versatile loft area—perfect for a lounge, home office, or playroom. Undeveloped basement will add



another 1200 Sq.ft (approx.) of living space. Situated on a massive lot that backs onto green space and an environmental reserve, the home offers no rear neighbours and a peaceful natural setting. A triple car garage provides abundant space for parking and storage. Goldwyn invites you to experience refined estate livingâ€”where elegance, comfort, and serenity come together to create your forever home. \*\*\*\*\*The photos shown are from a previous show home and are for illustrative purposes only. Actual home elevation, fixtures, finishes, and features may differ and are subject to availability or change without notice.\*\*\*

Built in 2025

**Essential Information**

MLS® #	A2219264
Price	\$1,749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,216
Acres	0.17
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	329 Limestone Bay
Subdivision	NONE
City	Balzac
County	Rocky View County
Province	Alberta
Postal Code	T4B 5T5

## Amenities

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Playground, Private Yard
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Rectangular Lot, Greenbelt, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	91
Zoning	R-MID
HOA Fees	1800
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.