

# \$2,260,000 - 106 Onyx Cove, Balzac

MLS® #A2249996

**\$2,260,000**

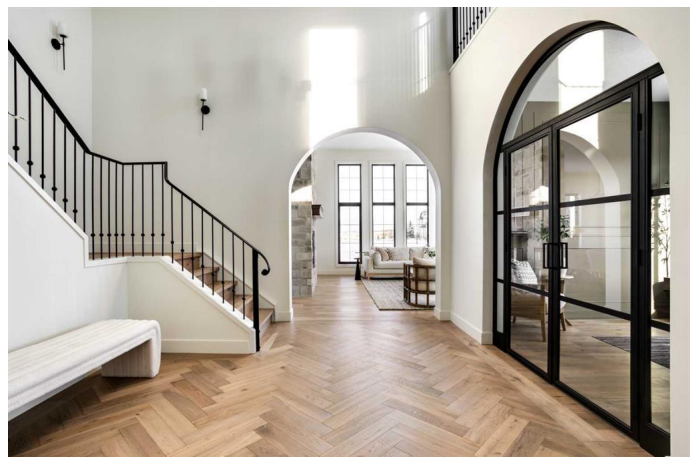
5 Bedroom, 5.00 Bathroom, 4,658 sqft

Residential on 0.24 Acres

NONE, Balzac, Alberta

?SHOWSTOPPER? A Feng Shui + Vastu approved floor plan that blends positive energy with practical design. Perfect flow, balanced layout, and built for a lifestyle that feels right the moment you walk in.

Welcome to The Blaire in Goldwyn—a home that doesn't just sit on a lot, it claims a breathtaking position backing onto a ravine, with sweeping views that redefine estate living. With more than 6,700 sq. ft. of total living space, this residence is as much about lifestyle as it is about design. The main level delivers moments worth gathering for: a chef's kitchen with oversized island, a full spice kitchen for elevated entertaining, a formal dining room, and a sun-drenched sunroom overlooking nature itself. The great room, with its soaring ceilings, feels nothing short of cinematic. A study/library, prayer room, and thoughtfully designed mudroom bring balance to the grandeur. Upstairs, the primary retreat is your personal sanctuary: a spa-inspired 5-pc ensuite, an expansive walk-in closet, and access to a private 29' balcony with uninterrupted ravine views. Three additional bedrooms—each with its own ensuite and walk-in closet—offer both luxury and privacy, while a bonus room and upper laundry make daily living effortless. With a covered porch, outdoor deck, and an oversized triple garage, every detail of The Blaire has been considered to elevate the experience of living. This is more than a



homeâ€™itâ€™s your front row seat to the beauty and prestige of Goldwyn.

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249996    |
| Price          | \$2,260,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 4,658       |
| Acres          | 0.24        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 106 Onyx Cove     |
| Subdivision | NONE              |
| City        | Balzac            |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4B 5T5           |

Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 6                                             |
| Parking        | Triple Garage Attached, Quad or More Attached |
| # of Garages   | 3                                             |

Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)                   |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Built-In Gas Range, Built-In Oven |
| Heating           | Forced Air                                                                           |
| Cooling           | Central Air                                                                          |
| Fireplace         | Yes                                                                                  |

|                 |                  |
|-----------------|------------------|
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Playground                                                                                                          |
| Lot Description   | Back Yard, Cul-De-Sac, See Remarks, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Reserve, Front Yard, Garden, Private |
| Roof              | Asphalt Shingle                                                                                                                               |
| Construction      | Wood Frame, See Remarks                                                                                                                       |
| Foundation        | Poured Concrete                                                                                                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 71                |
| Zoning         | RC-1              |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.