

# \$1,350,000 - 345 Limestone Bay, Balzac

MLS® #A2250013

**\$1,350,000**

5 Bedroom, 5.00 Bathroom, 2,903 sqft

Residential on 0.15 Acres

NONE, Balzac, Alberta

Welcome to Goldwyn living at its finest. This nearly 4,000 sq. ft. residence isn't just a home—it's a statement. Every square foot has been designed to balance sophistication, comfort, and functionality, giving you a space that feels both expansive and intimate at the same time.

The main level is where life happens—an open-concept kitchen with premium finishes, complemented by a full spice kitchen for serious culinary adventures. Flow effortlessly from the great room with soaring ceilings, to the formal dining space made for entertaining, to a private study/library perfect for focus and creativity.

Upstairs, the primary suite is your sanctuary: a spa-level ensuite, a walk-in closet built for a true wardrobe, and even a private balcony to take in the quiet elegance of Goldwyn. Two additional bedrooms, each with their own bath access, plus a bonus room and upper laundry, complete this floor with ease.

And then there's the basement—a legal secondary suite designed for versatility. Whether it's for extended family, guests, or rental income, the possibilities are limitless.

Outside, a large deck extends your living space under the open sky, while the oversized triple garage answers every parking and storage need.



This isnâ€™t just another luxury property.  
Itâ€™s a chance to claim your place in  
Goldwyn, a community known for its prestige,  
lifestyle, and promise of something more.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250013    |
| Price          | \$1,350,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 2,903       |
| Acres          | 0.15        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 345 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   | 2                      |

**Interior**

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s) |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                |
|-----------------|--------------------------------|
| Appliances      | Built-In Oven, Dishwasher, R   |
| Heating         | Forced Air, Natural Gas        |
| Cooling         | Central Air                    |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Gas                            |
| Has Basement    | Yes                            |
| Basement        | Exterior Entry, Finished, Full |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                        |
| Lot Description   | Back Lane, Back Yard, Back Cul-De-Sac, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | See Remarks, Wood Frame                               |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 32                |
| Zoning         | RC-1              |
| HOA Fees Freq. | ANN               |

## Listing Details

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

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