

# \$889,900 - 206 Blackstone Road, Balzac

MLS® #A2178244

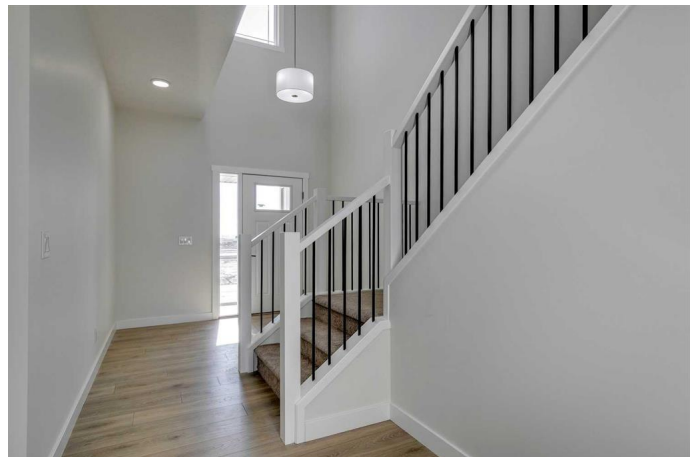
**\$889,900**

4 Bedroom, 3.00 Bathroom, 2,468 sqft

Residential on 0.13 Acres

NONE, Balzac, Alberta

Experience estate home living in a highly anticipated new community designed to offer spacious lot sizes and the freedom of prairie estate living. In this prairie estate community, residents will enjoy the luxury of space without losing the convenience of city amenities. Ideally located with scenic views of the Rocky Mountains in the distance and stunningly vivid prairie-sky sunsets in a rural setting, Goldwyn offers the privacy and the rustic beauty of prairie estate living while maintaining convenient access to urban amenities. From Akash Homes is the 'Granby', a sophisticated and stylish floor plan designed with your family in mind. An elevated sense of serenity awaits with 9' ceilings on the main floor, a stunning chef-inspired kitchen and a gorgeous open-to-above design in the great room. Added benefits of a full bedroom and main floor bathroom complete the main floor. Head upstairs to enjoy the much-needed R&R in any of three well-appointed bedrooms, including a primary suite designed for two. It offers a spacious spa-inspired ensuite and a walk-in closet. A massive lot is perfect for enjoying the outdoors, and added perks include a triple attached garage! **\*\*PLEASE NOTE\*\*** PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY /CHANGES WITHOUT NOTICE. HOME IS UNDER CONSTRUCTION.



Built in 2024

### Essential Information

MLS® #	A2178244
Price	\$889,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,468
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	206 Blackstone Road
Subdivision	NONE
City	Balzac
County	Rocky View County
Province	Alberta
Postal Code	T4B 5T6

### Amenities

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

### Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement Full, Unfinished

## Exterior

Exterior Features None

Lot Description See Remarks

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed November 15th, 2024

Days on Market 119

Zoning R-MID

HOA Fees 1800

HOA Fees Freq. ANN

## Listing Details

Listing Office Century 21 All Stars Realty Ltd.

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.