

# \$1,749,900 - 147 Siltstone Place, Balzac

MLS® #A2251721

**\$1,749,900**

4 Bedroom, 4.00 Bathroom, 3,758 sqft

Residential on 0.17 Acres

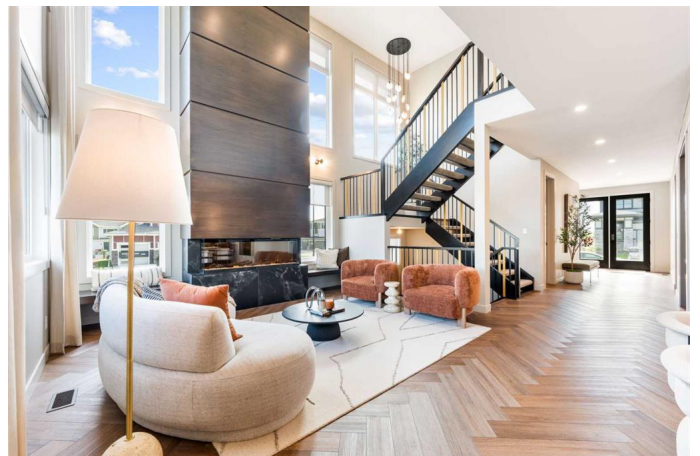
NONE, Balzac, Alberta

Purchase this incredible showhome at today's prices while taking advantage of the leaseback program! This is not just a home, it's an experience. With just over 5,000 sq/ft of living space this property is designed with one goal in mind—living beautifully.

Let's start with the main floor. You've got hardwood floors, natural light pouring in from every angle, and a kitchen that's the definition of elevated design. Think: sleek cabinetry, a full servery, and chef-grade appliances that make even your morning coffee feel luxurious. And because life happens in the details, you've also got a spacious family room with a fireplace that anchors the entire level—perfect for entertaining, or just kicking back.

Now, the upstairs. The primary suite is where luxury meets calm: a spa-inspired ensuite, a massive walk-in closet, and finishes that feel like they were curated in Milan. Two additional bedrooms, a second family lounge, and a full bath complete this level with effortless balance.

The basement takes things up a notch. It's a full lifestyle zone—an expansive rec room, sleek wet bar, bonus room, and an additional guest suite. Translation? It's ready for your next cocktail party, Super Bowl night, or long weekend hosting the in-laws.



Every inch of this home is finished with intentionâ€™ custom woodwork, designer lighting, and luxury touches that separate a show home from just another property. And with an attached two-car garage plus a location that blends small-town ease with quick access to Calgary, youâ€™ve got convenience without compromise.

This isnâ€™t just a show home. This is the new standard for design in Balzac.

Built in 2025

**Essential Information**

MLS® #	A2251721
Price	\$1,749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,758
Acres	0.17
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	147 Siltstone Place
Subdivision	NONE
City	Balzac
County	Rocky View County
Province	Alberta
Postal Code	T4B 5T6

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Bar, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Electric Stove, Range Hood, Refrigerator, Wine Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed September 17th, 2025

Zoning RC-1

HOA Fees 1

HOA Fees Freq. ANN

## Listing Details

Listing Office eXp Realty

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