

**106 Onyx Cove  
Balzac, Alberta**

**MLS # A2280420**



**\$2,260,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,658 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Wood Frame	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

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 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 home—it's your front row seat to the beauty and prestige of Goldwyn.