

**147 Siltstone Place**  
**Balzac, Alberta**

**MLS # A2280500**



**\$1,749,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,758 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RC-A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Purchase this extraordinary show home at today's prices while benefiting from the leaseback program—a rare opportunity that blends investment savvy with exceptional design. This is more than a home; it's a lifestyle experience. Offering just over 5,000 sq. ft. of meticulously designed living space, every detail has been crafted with one purpose: living beautifully. Step inside to elegant herringbone flooring, where natural light floods the home from every angle. The kitchen is a true statement of elevated design, featuring modern yet inviting cabinetry, refined porcelain countertops, a full spice kitchen, and chef-grade appliances that make even daily rituals feel indulgent. The main level is anchored by a spacious great room highlighted by a dramatic two-storey walnut fireplace feature—equally suited for hosting unforgettable gatherings or enjoying quiet evenings at home. A main-floor bedroom and formal sitting room complete this level with thoughtful versatility. Upstairs, the primary retreat is a serene escape. The spa-inspired ensuite offers heated tile floors, a steam shower, and a generous walk-in closet, complemented by expertly curated custom built-ins. Three additional bedrooms—one with a private ensuite—along with a separate full bathroom and a tucked-away bonus room create a perfectly balanced upper floor. The fully finished basement elevates the lifestyle even further, featuring an expansive recreation room, sleek wet bar, private gym, and an additional guest suite. Whether it's a cocktail evening, game night, or extended family stay, this level is designed to host it all with ease. Throughout the home, custom woodwork, designer lighting, and luxurious finishes set this show home apart. Add to that an attached three-car garage and a prime location offering small-town charm with quick access to

Calgary, and you have convenience without compromise. This isn't just a show home—it's the new standard for luxury living in Balzac.