

\$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

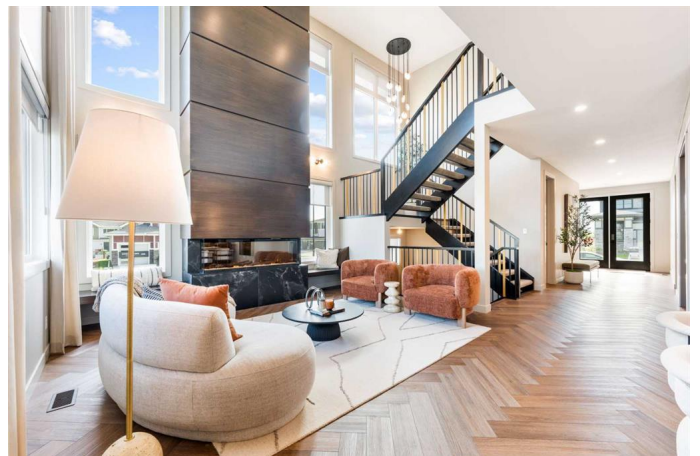
NONE, Balzac, Alberta

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 intention—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, you™ve got convenience without compromise.

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

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

Days on Market 25

Zoning RC-1

HOA Fees 1

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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.