

# \$849,900 - 13 Fieldstone Link, Balzac

MLS® #A2242558

**\$849,900**

3 Bedroom, 3.00 Bathroom, 2,468 sqft

Residential on 0.12 Acres

NONE, Balzac, Alberta

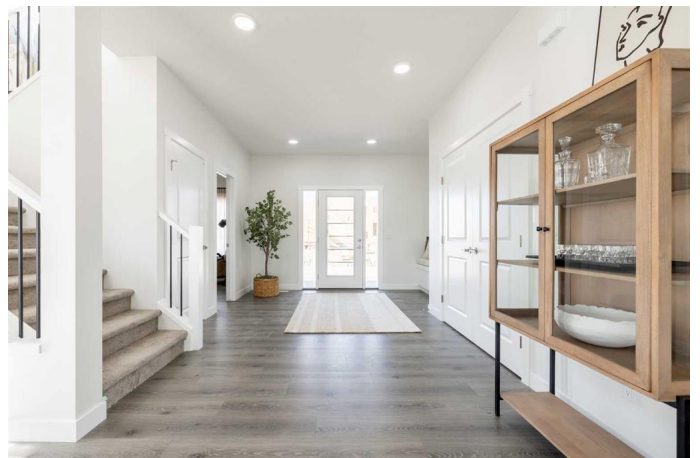
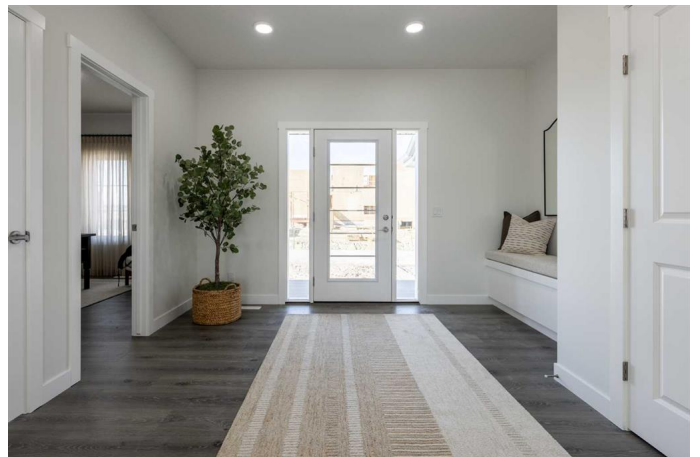
Discover estate home living in Goldwyn, where spacious lot sizes and the freedom of prairie estate living await. This stunning community combines the luxury of open space with the convenience of nearby city amenities. Ideally located with scenic views of the Rocky Mountains and breathtaking prairie-sky sunsets, Goldwyn offers residents the perfect blend of privacy and rustic beauty in a rural setting, all within easy reach of urban life.

Introducing the Grayson by Akash Homes, a masterpiece of design and comfort with 2,462 sq ft of elegantly crafted space. This luxury home features 3 bedrooms, 2.5 bathrooms, and a primary suite designed for relaxation, complete with dual sinks, a separate tub and shower, and an expansive walk-in closet. The second floor boasts a convenient laundry room with a sink and a spacious bonus room for additional living space. Embrace a new standard of estate living at Goldwyn—where countryside charm meets contemporary luxury.

**\*\*PLEASE NOTE\*\*** PICTURES ARE OF SHOW HOME (DIFFERENT MODEL; SIMILAR FINISHES); 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® #         | A2242558    |
| Price          | \$849,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,468       |
| Acres          | 0.12        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 13 Fieldstone Link |
| Subdivision | NONE               |
| City        | Balzac             |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4B 5T7            |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | None                                       |
| Parking Spaces | 3                                          |
| Parking        | Garage Faces Front, Triple Garage Attached |
| # of Garages   | 3                                          |

### Interior

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | See Remarks                      |
| Appliances        | None, See Remarks                |
| Heating           | Forced Air, Natural Gas          |
| Cooling           | None                             |
| Fireplace         | Yes                              |
| # of Fireplaces   | 1                                |
| Fireplaces        | Electric, Family Room            |
| Has Basement      | Yes                              |
| Basement          | Exterior Entry, Full, Unfinished |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 35              |
| Zoning         | R-MID           |
| HOA Fees       | 1800            |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 All Stars Realty Ltd. |
|----------------|----------------------------------|

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