



CrossIron Mills

Highway 566

Roundabout

goldwyn

Goldwyn Prairie Estates

Wet Creek

Boundaries Estimated

262107 Range Road 11 Balzac Alberta

\$2,975,000

The BEST of both worlds, Live, Work and Play now and look forward to future development opportunities.

Centrally located in the amazing Calgary-Balzac-Airdrie corridor, this beautiful fully developed custom built walkout bungalow is across from Melcor's Goldwyn Prairie Estates in West Balzac (homes selling \$1.5+ M), on 7+ beautiful acres that back onto Wet Creek and front onto Range Road 11 (8th Street to Airdrie), with future development potential. Minutes to QE 2, Cross Iron Mills, YYC and Airdrie. This BEAUTIFUL BUNGALOW HOME boasts over 5,200 sq. ft. of living space including a finished walkout basement and a 937 sq. ft. suite over top of the 29' x 43' heated triple garage. GREAT OPEN FLOOR PLAN on the main welcomes you with the Living Room, Dining area and Chef's Kitchen all with amazing views to the West. Vaulted ceilings, one of 3 stone fireplaces (The mantle piece is crafted from barn wood from the 1902 homestead) along with built in cabinetry, with access to the huge upper deck, make this a wonderful entertaining, living space. The Kitchen features "burnt almond" beechwood cabinets with granite counter tops, a large island & KitchenAid stainless-steel appliances. The primary bedroom features a beautiful stone fireplace, access to the upper deck, 2 walk in closets with built in drawers & organizers and a 5-piece ensuite with heated floors, soaker tub, walk-in shower & double sinks. A second bedroom, 3-piece bathroom, main floor laundry & a large walk-in pantry complete the main level. The huge west facing upper deck is a great space to relax, BBQ & entertain and you will enjoy some amazing sunsets. The lower level is just as spectacular with 2 large bedrooms, and exercise/ gym room, huge recreation/ games room with a built-in wet bar and walks out to a private west facing patio area. Another stone fireplace makes this a great area for entertaining. The lower...

4pc Bathroom 8.00 Ft x 8.75 Ft

Bedroom 15.58 Ft x 15.08 Ft

Bedroom 12.92 Ft x 17.00 Ft

Exercise room 16.00 Ft x 15.33 Ft

Recreational, Games room 44.67 Ft x 31.75 Ft

Other 18.00 Ft x 33.00 Ft

3pc Bathroom 5.00 Ft x 11.33 Ft

5pc Bathroom 10.58 Ft x 19.08 Ft

Bedroom 10.58 Ft x 19.08 Ft

Foyer 19.58 Ft x 13.00 Ft

Kitchen 16.17 Ft x 15.50 Ft

Laundry room 10.50 Ft x 10.25 Ft

Living room 19.00 Ft x 16.58 Ft

Other 9.92 Ft x 17.83 Ft

Primary Bedroom 20.67 Ft x 15.58 Ft

4pc Bathroom 8.00 Ft x 5.08 Ft

Bedroom 16.08 Ft x 11.75 Ft

Dining room 9.41 Ft x 17.51 Ft

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