

\$2,260,000 - 106 Onyx Cove, Balzac

MLS® #A2249996

\$2,260,000

5 Bedroom, 5.00 Bathroom, 4,658 sqft

Residential on 0.24 Acres

NONE, Balzac, Alberta

?SHOWSTOPPER? 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 29'™ 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



homeâ€™itâ€™s your front row seat to the beauty and prestige of Goldwyn.

Built in 2025

Essential Information

MLS® #	A2249996
Price	\$2,260,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	4,658
Acres	0.24
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	106 Onyx Cove
Subdivision	NONE
City	Balzac
County	Rocky View County
Province	Alberta
Postal Code	T4B 5T5

Amenities

Parking Spaces	6
Parking	Triple Garage Attached, Quad or More Attached
# of Garages	3

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Built-In Gas Range, Built-In Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Entrance, Playground
Lot Description	Back Yard, Cul-De-Sac, See Remarks, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Reserve, Front Yard, Garden, Private
Roof	Asphalt Shingle
Construction	Wood Frame, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	62
Zoning	RC-1
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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