

\$1,119,000 - 106 Sunstone Way, Balzac

MLS® #A2249153

\$1,119,000

5 Bedroom, 3.00 Bathroom, 2,652 sqft

Residential on 0.12 Acres

NONE, Balzac, Alberta

OPEN HOUSE This SATURDAY

12:00pm-2:00pm & SUNDAY 12:00 -3:00 PM

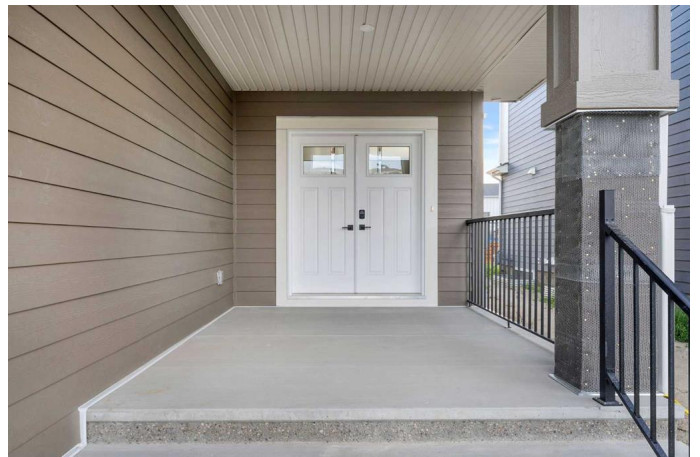
Welcome to The Sterling Amber Model – A Stunning Triple Car Garage Home with 5 Bedrooms and 3 Full Bathrooms, Offering Over 2,600 Sq Ft of Elegant Living Space!

Step inside this beautifully designed home, where style and functionality meet. The main floor features an open-concept layout with soaring 10'™ ceilings and luxury vinyl plank flooring throughout. The gourmet kitchen is a chef's™ dream, complete with stainless steel appliances, granite countertops, a large central island perfect for entertaining, and a convenient spice kitchen with a gas stove.

The spacious living room is highlighted by a modern electric fireplace with a sleek tile surround, creating a warm and inviting atmosphere. A full bedroom and 3-piece bathroom on the main floor provide flexibility for guests or multi-generational living.

Upstairs, the primary bedroom is a true retreat, offering a spa-inspired 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. The additional bedrooms are generously sized, providing ample space for the whole family.

The basement offers a separate side entrance and remains unfinished – an excellent opportunity to customize the space to your



needs, whether it be a legal suite or personal recreation area.

Additional features include:

- Triple Car Attached Garage
- Rear Deck
- Smart Energy Package
- Upgraded Interior Selections

Don't miss your chance to own this remarkable home designed for modern living
" book your private tour today!

Built in 2025

Essential Information

MLS® #	A2249153
Price	\$1,119,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,652
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	106 Sunstone Way
Subdivision	NONE
City	Balzac
County	Rocky View County
Province	Alberta
Postal Code	T1S 5W6

Amenities

Amenities	Park, Playground
Parking Spaces	5

Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Range, Microwave, Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Level, Street Lighting
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	9
Zoning	R-MID
HOA Fees	1800
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

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.