

\$1,049,900 - 79 Amber View, Balzac

MLS® #A2269075

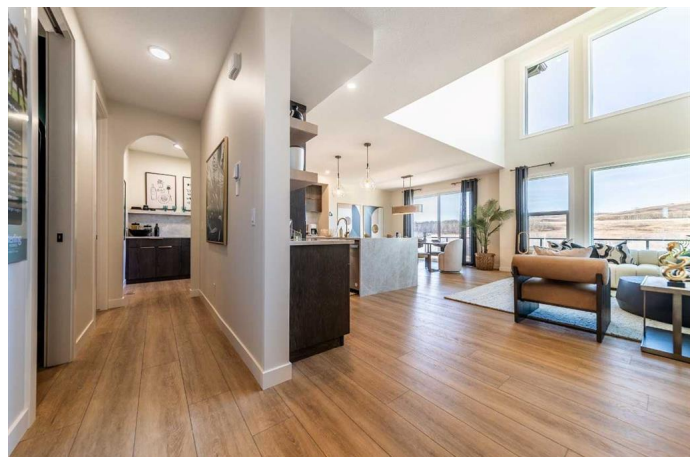
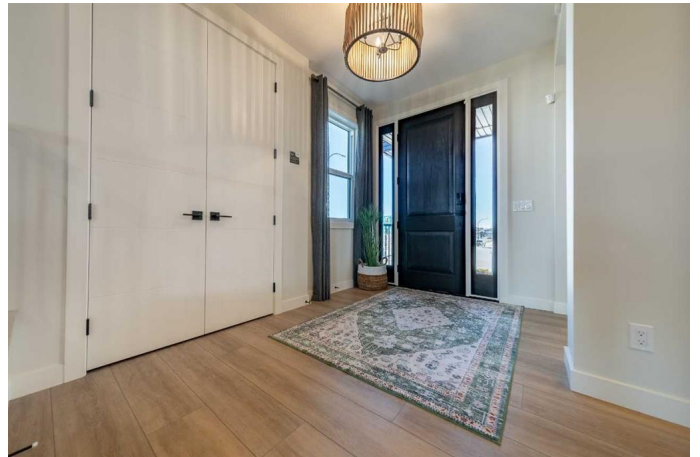
\$1,049,900

4 Bedroom, 3.00 Bathroom, 2,833 sqft

Residential on 0.12 Acres

NONE, Balzac, Alberta

Welcome to The Amber, a beautifully designed home that blends luxury and function. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. Featuring a full package of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches, all seamlessly controlled via an Amazon Alexa touchscreen hub. The executive kitchen features built-in stainless steel appliances, a gas cooktop, fridge with water and ice dispenser, and a quartz waterfall island. A separate spice kitchen with a gas range and pantry adds extra convenience. The main floor includes a bedroom and full bathroom, ideal for guests or extended family. The open-to-above great room showcases a stunning gas fireplace with floor-to-ceiling tile and a stylish mantle, while the rear deck offers a great outdoor escape. The basement includes 9' ceilings and a separate side entrance, allowing for future development potential. The primary ensuite offers a walk-in tiled shower, soaker tub, and dual sinks. With quartz countertops, luxury vinyl plank flooring on the main level, tile in wet areas, and added windows throughout, The Amber is a true standout. Estimated



completion is February-May, 2026. Photos are representative.

Built in 2025

Essential Information

MLS® #	A2269075
Price	\$1,049,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,833
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	79 Amber View
Subdivision	NONE
City	Balzac
County	Rocky View County
Province	Alberta
Postal Code	T4B5T5

Amenities

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Days on Market	1
Zoning	TBD
HOA Fees	1890
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
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