

# \$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

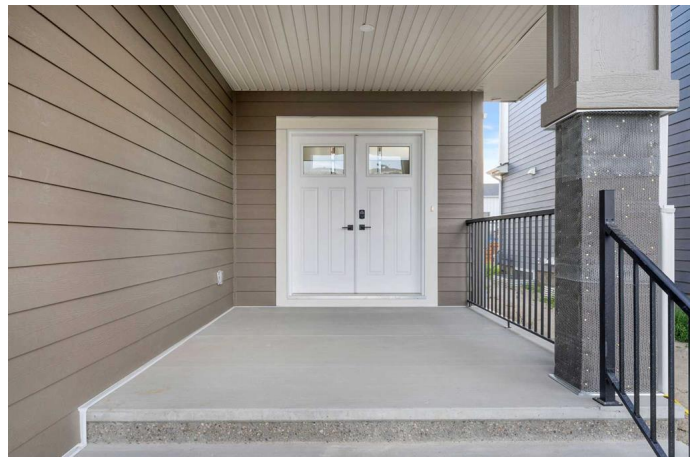
OPEN HOUSE Cancelled Today SATURDAY AUGUST 9TH 12PM TO 3:00 PM Welcome to The Sterling Amber Model – A Stunning Triple Car Garage Home with 5 Bedrooms and 3 Full Bathrooms, Offering Over 2,600 Sq Ft of Elegant Living Space!

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 | 5                 |
| Zoning         | R-MID             |
| HOA Fees       | 1800              |
| HOA Fees Freq. | ANN               |

### Listing Details

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

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