

\$1,119,999 - 106 Sunstone Way, Balzac

MLS® #A2239849

\$1,119,999

5 Bedroom, 3.00 Bathroom, 2,652 sqft

Residential on 0.12 Acres

NONE, Balzac, Alberta

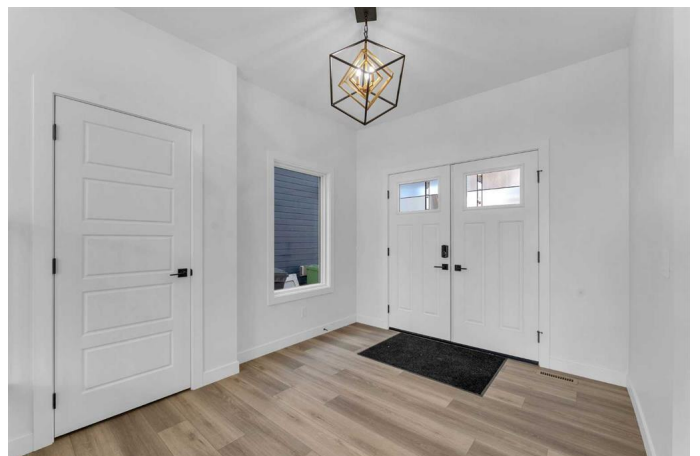
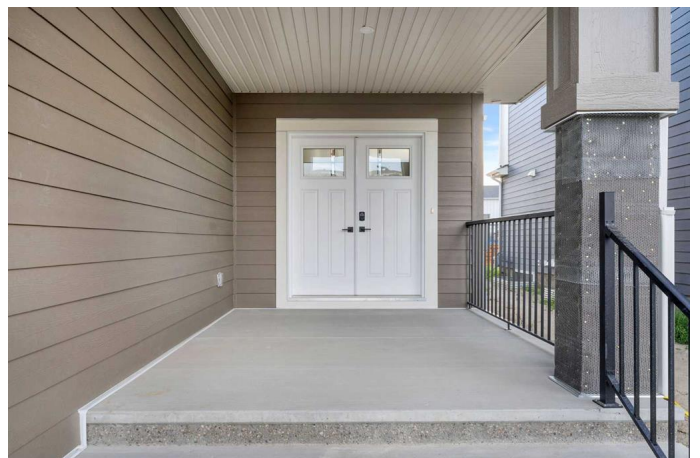
OPEN HOUSE THIS SUNDAY 11AM TO 1:00 PM Welcome to The Sterling Amber Model – A Stunning Triple Car Garage Home with 5 Bedrooms and 3 Full Bathrooms, Offering Over 2,600 Sq Ft of Elegant Living Space!

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® #	A2239849
Price	\$1,119,999
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 July 14th, 2025

Days on Market 4

Zoning R-MID

HOA Fees 1890

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.