

# \$1,069,990 - 106 Sunstone Way, Balzac

MLS® #A2255264

**\$1,069,990**

5 Bedroom, 3.00 Bathroom, 2,652 sqft

Residential on 0.12 Acres

NONE, Balzac, Alberta

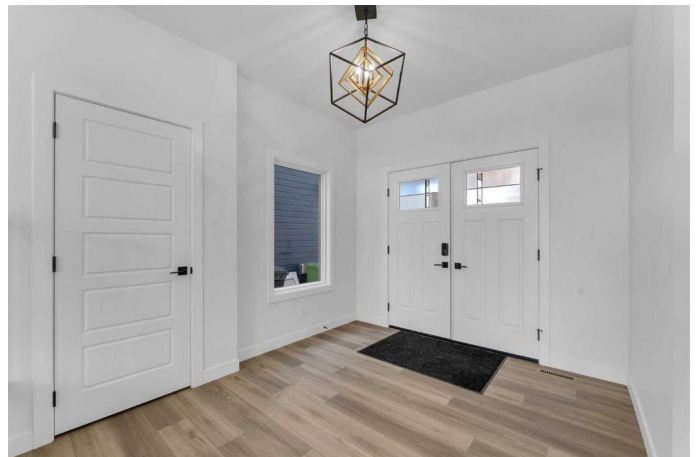
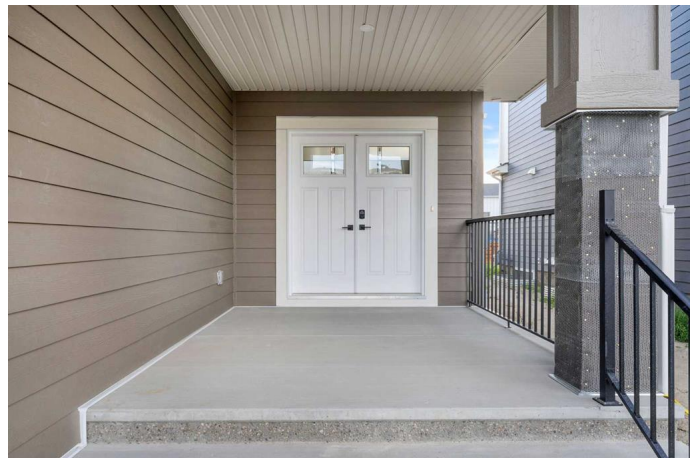
Welcome – A Stunning Triple Car Garage Home with 5 Bedrooms and 3 Full Bathrooms, Offering Over 2,600 Sq Ft of Elegant Living Space!

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:
- â€¢ Triple Car Attached Garage
  - â€¢ Rear Deck
  - â€¢ Smart Energy Package
  - â€¢ Upgraded Interior Selections

Donâ€™t miss your chance to own this remarkable home designed for modern living â€” book your private tour today!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255264    |
| Price          | \$1,069,990 |
| 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 September 8th, 2025

Days on Market 9

Zoning R-MID

HOA Fees 1800

HOA Fees Freq. ANN

### Listing Details

Listing Office Real Broker

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