

\$1,069,000 - 106 Sunstone Way, Balzac

MLS® #A2261668

\$1,069,000

5 Bedroom, 3.00 Bathroom, 2,652 sqft

Residential on 0.12 Acres

NONE, Balzac, Alberta

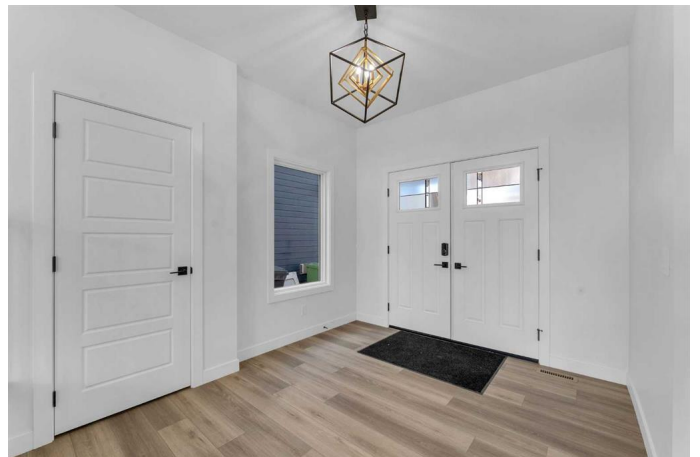
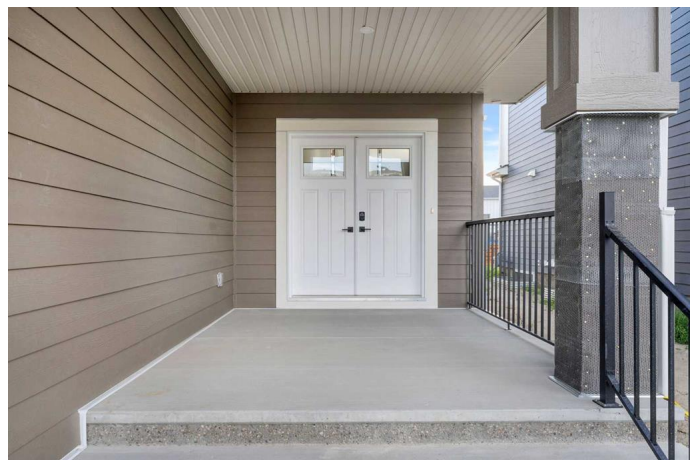
Welcome to a Stunning Triple Car Garage Home with 5 Bedrooms & 3 Full Bathrooms â€” Offering Over 2,600 Sq Ft of Luxury Living This beautifully crafted home blends elegance, upgrades, and functionality in every detail.

Step into the open-concept main floor featuring soaring 10â€™™ ceilings and luxury vinyl plank flooring. The gourmet kitchen is a chefâ€™™s dream with stainless steel appliances, granite countertops, a large central island perfect for entertaining, plus a spice kitchen with a gas stove. Elegant hanging lights and a chandelier will soon be installed by the builder, elevating the style of the home.

The spacious living room is bathed in natural light from oversized windows and warmed by a sleek electric fireplace with modern tile surround. A full bedroom and 3-piece bathroom on the main floor provide ideal flexibility for guests or multigenerational living.

Upstairs, the primary suite is a luxurious retreat with a spa-inspired 5-piece ensuite including dual sinks, a soaker tub, and a separate shower. Additional bedrooms are spacious and designed with family comfort in mind.

The basement features a separate side entrance, offering endless possibilities: Finish it to your taste, or upgrade for just



\$100,000 to add a 2-Bedroom Legal Suite or a Fully Finished Basement – perfect for extra rental income or extended family living.

Extra Upgrades & Features You™ll Love:

- Triple Car Attached Garage
 - Rear Deck with Patio Doors (builder included)
 - Smart Energy Package
 - Upgraded Interior Selections
 - Front Sod included by the Seller –
- move-in ready landscaped yard

? This home has it all – space, style, and the option to add even more value with a legal suite. Don™t miss your chance to own this remarkable property! Book your private tour today!

Built in 2025

Essential Information

MLS® #	A2261668
Price	\$1,069,000
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), Microwave, Washer, Gas Range
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	October 2nd, 2025
Days on Market	17
Zoning	R-MID
HOA Fees	1800
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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