



GRASSROOTS
REALTY GROUP

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**106 Sunstone Way
Balzac, Alberta**

MLS # A2239849



\$1,119,990

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,652 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Level, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MID
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: n/a

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!