



GRASSROOTS
REALTY GROUP

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**122 Sunstone Way
Balzac, Alberta**

MLS # A2258404



\$849,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,468 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MID
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: CREDIT to THE BRICK

Discover estate home living in Goldwyn, where spacious lot sizes and the freedom of prairie estate living await. This stunning community combines the luxury of open space with the convenience of nearby city amenities. Ideally located with scenic views of the Rocky Mountains and breathtaking prairie-sky sunsets, Goldwyn offers residents the perfect blend of privacy and rustic beauty in a rural setting, all within easy reach of urban life. Introducing the Grayson by Akash Homes, a masterpiece of design and comfort with 2,462 sq ft of elegantly crafted space. This luxury home features 3 bedrooms, 2.5 bathrooms, and a primary suite designed for relaxation, complete with dual sinks, a separate tub and shower, and an expansive walk-in closet. The second floor boasts a convenient laundry room with a sink and a spacious bonus room for additional living space. Embrace a new standard of estate living at Goldwyn—where countryside charm meets contemporary luxury. ****PLEASE NOTE**** PICTURES ARE OF SHOW HOME (DIFFERENT MODEL; SIMILAR FINISHES); ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY /CHANGES WITHOUT NOTICE. HOME IS NOW COMPLETE.