



**GRASSROOTS**  
REALTY GROUP

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**110 Sunstone Way  
Balzac, Alberta**

**MLS # A2265079**



**\$869,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,498 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MID
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Pergola		

Welcome to this stunning, thoughtfully designed bungalow home offering over 2,800 sq. ft. (including basement) of modern luxury and comfort! This beautifully crafted 4-bedroom, 3-bathroom bungalow blends style, functionality, and elegance in every detail. Step inside to discover an open-concept main floor with soaring 10' ceilings, a chef-inspired kitchen featuring sleek stainless-steel appliances, quartz waterfall countertops, and a large island that's perfect for family gatherings or entertaining guests. The inviting living room showcases an elegant electric fireplace with a tile surround and maple mantle, creating the perfect cozy atmosphere. The primary suite is a private retreat with a luxurious 5-piece ensuite, while a flex room on the main level provides the ideal space for a home office, gym, a guest bedroom or a creative studio. Head downstairs to the fully finished basement, complete with two additional bedrooms, a full bath, and a stylish wet bar perfect for guests or extended family. Enjoy modern finishes throughout, including LVP flooring, upgraded interior selections, and a spacious 26' x 11' rear deck and a pergola for outdoor relaxation. Plus, the smart energy package ensures efficiency and comfort year-round. With a double attached car garage and timeless design, The Bungalow offers everything you need for today's modern lifestyle, comfort, convenience, and class in one beautiful package.