



GRASSROOTS
REALTY GROUP

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**79 Amber View
Balzac, Alberta**

MLS # A2269075



\$974,895

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,833 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to The Amber, a beautifully designed home that blends luxury and function. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. Featuring a full package of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches, all seamlessly controlled via an Amazon Alexa touchscreen hub. The executive kitchen features built-in stainless steel appliances, a gas cooktop, fridge with water and ice dispenser, and a quartz waterfall island. A separate spice kitchen with a gas range and pantry adds extra convenience. The main floor includes a bedroom and full bathroom, ideal for guests or extended family. The open-to-above great room showcases a stunning gas fireplace with floor-to-ceiling tile and a stylish mantle, while the rear deck offers a great outdoor escape. The basement includes 9' ceilings and a separate side entrance, allowing for future development potential. The primary ensuite offers a walk-in tiled shower, soaker tub, and dual sinks. With quartz countertops, luxury vinyl plank flooring on the main level, tile in wet areas, and added windows throughout, The Amber is a true standout. Estimated completion is February-May, 2026. Photos are representative.