



**126 Sunstone Way
Balzac, Alberta**

MLS # A2293356



\$2,275,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	6,524 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	RC1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Luxury meets refined functionality in this exceptional custom-built 2-storey residence, ideally situated on one of the largest and most sought-after lots in the community. Offering 5 bedrooms, 5 full bathrooms, and a powder room, this meticulously designed home showcases soaring 10-ft ceilings on the main floor and basement, 9-ft ceilings upstairs, and rich hardwood flooring throughout, creating an elegant and airy ambiance. The chef-inspired kitchen is a true centerpiece, featuring quartz countertops, ceiling-height custom cabinetry, premium built-in appliances, a gas cooktop with pot filler, and an oversized island perfect for entertaining. A fully equipped spice kitchen adds both convenience and sophistication. The open-concept living and family rooms are designed to impress, highlighted by a dramatic open-to-below layout, a sleek natural gas fireplace, tray ceilings with ambient LED lighting, and modern glass railings. The main floor offers a versatile bedroom or private office with a full bath, ideal for guests or multi-generational living, along with a thoughtfully designed mudroom complete with built-in storage. Upstairs, four generously sized bedrooms each offer ensuite access, including a luxurious primary retreat featuring a private balcony, designer feature wall, spa-inspired ensuite, and a custom walk-in closet. A spacious bonus room with wet bar and an upper-level laundry equipped with dual washer and dryer enhance everyday comfort and convenience. The undeveloped basement presents endless possibilities, complete with a separate side entry and bathroom rough-in. Completing this remarkable home is a rare attached 4-car garage with sleek glass doors, professionally landscaped grounds, a concrete patio with gas BBQ line, and premium exterior finishes that elevate the home's curb appeal.