

# **\$874,900 - 145 Sunstone Way, Balzac**

MLS® #A2222042

**\$874,900**

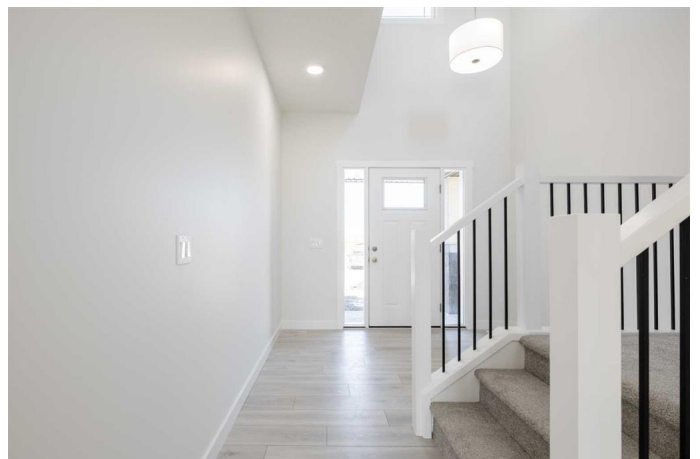
4 Bedroom, 3.00 Bathroom, 2,464 sqft

Residential on 0.15 Acres

NONE, Balzac, Alberta

Experience estate home living in a highly anticipated new community designed to offer spacious lot sizes and the freedom of prairie estate living. In this prairie estate community, residents will enjoy the luxury of space without losing the convenience of city amenities. Ideally located with scenic views of the Rocky Mountains in the distance and stunningly vivid prairie-sky sunsets in a rural setting, Goldwyn offers the privacy and the rustic beauty of prairie estate living while maintaining convenient access to urban amenities. From Akash Homes is the 'Granby', a sophisticated and stylish floor plan designed with your family in mind. An elevated sense of serenity awaits with 9' ceilings on the main floor, a stunning chef-inspired kitchen and a gorgeous open-to-above design in the great room. Added benefits of a full bedroom and main floor bathroom complete the main floor. Head upstairs to enjoy the much-needed R&R in any of three well-appointed bedrooms, including a primary suite designed for two. It offers a spacious spa-inspired ensuite and a walk-in closet. A massive lot is perfect for enjoying the outdoors, and added perks include a triple attached garage! PICTURES ARE OF SIMILAR HOMES; ACTUAL HOMES, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.

Built in 2025



## Essential Information

MLS® #	A2222042
Price	\$874,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,464
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	145 Sunstone Way
Subdivision	NONE
City	Balzac
County	Rocky View County
Province	Alberta
Postal Code	T4B 5T5

## Amenities

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	99
Zoning	R-MID
HOA Fees	1800
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 All Stars Realty Ltd.
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