

# \$999,990 - 106 Sunstone Way, Balzac

MLS® #A2261668

**\$999,990**

5 Bedroom, 3.00 Bathroom, 2,652 sqft  
Residential on 0.12 Acres

NONE, Balzac, Alberta

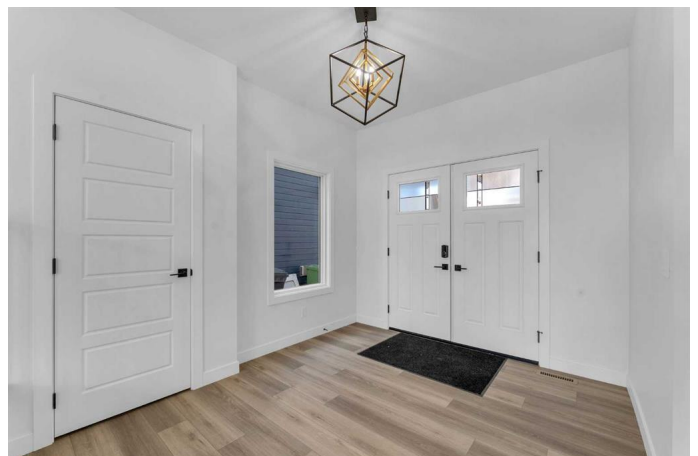
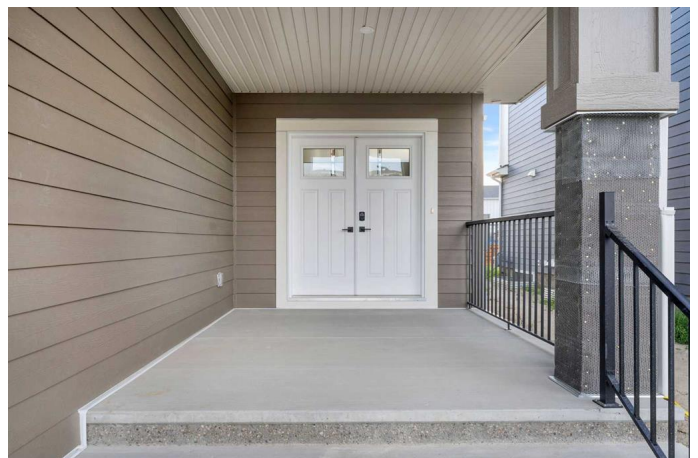
Welcome to a Stunning Triple Car Garage Home with 5 Bedrooms & 3 Full Bathrooms â€” Offering Over 2,600 Sq Ft of Luxury Living This beautifully crafted home blends elegance, upgrades, and functionality in every detail.

Step into the open-concept main floor featuring soaring 10â€™™ ceilings and luxury vinyl plank flooring. The gourmet kitchen is a chefâ€™™s dream with stainless steel appliances, granite countertops, a large central island perfect for entertaining, plus a spice kitchen with a gas stove. Elegant hanging lights and a chandelier will soon be installed by the builder, elevating the style of the home.

The spacious living room is bathed in natural light from oversized windows and warmed by a sleek electric fireplace with modern tile surround. A full bedroom and 3-piece bathroom on the main floor provide ideal flexibility for guests or multigenerational living.

Upstairs, the primary suite is a luxurious retreat with a spa-inspired 5-piece ensuite including dual sinks, a soaker tub, and a separate shower. Additional bedrooms are spacious and designed with family comfort in mind.

The basement features a separate side entrance, offering endless possibilities: Finish it to your taste, or upgrade for just



\$100,000 to add a 2-Bedroom Legal Suite or a Fully Finished Basement – perfect for extra rental income or extended family living.

Extra Upgrades & Features You™ll Love:

- Triple Car Attached Garage
- Rear Deck with Patio Doors (builder included)
- Smart Energy Package
- Upgraded Interior Selections
- Front Sod included by the Seller – move-in ready landscaped yard

? This home has it all – space, style, and the option to add even more value with a legal suite. Don™t miss your chance to own this remarkable property! Book your private tour today!

Built in 2025

Essential Information

MLS® #	A2261668
Price	\$999,990
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,652
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	106 Sunstone Way
Subdivision	NONE
City	Balzac
County	Rocky View County

Province	Alberta
Postal Code	T1S 5W6

### Amenities

Amenities	Park, Playground
Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Built-in Features, Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Range, Microwave, Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Level, Street Lighting
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 2nd, 2025
Days on Market	3
Zoning	R-MID
HOA Fees	1800
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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