

\$1,950,000 - 218 Topaz Court, Balzac

MLS® #A2270539

\$1,950,000

3 Bedroom, 5.00 Bathroom, 4,028 sqft

Residential on 0.19 Acres

NONE, Balzac, Alberta

This isn't just another luxury build – it's an experience.

A bold statement of design, craftsmanship, and sophistication by Brilliance Homes, one of Alberta's premier luxury builders.

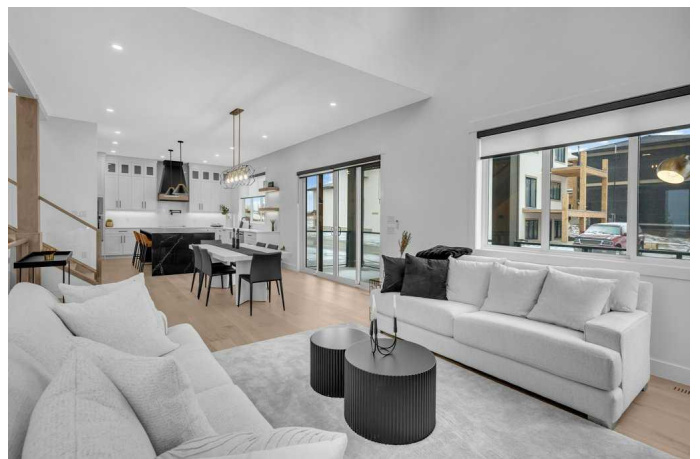
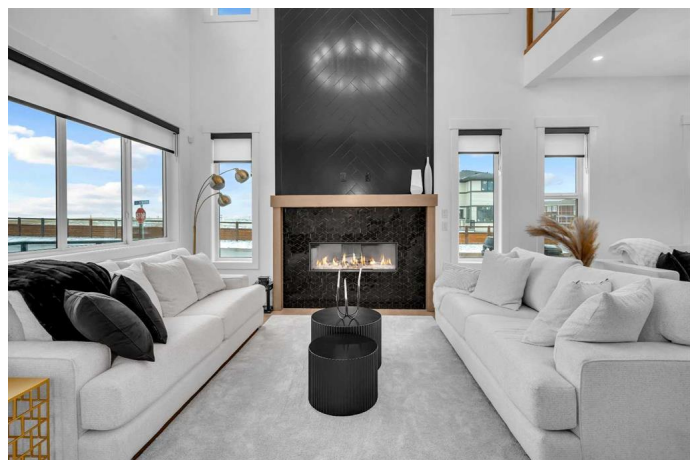
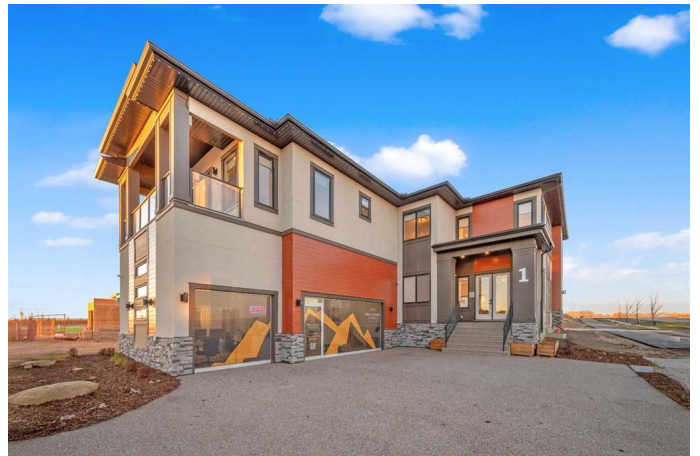
With over 4,000 square feet of pure elegance, this soon-to-be showpiece in Balzac embodies what modern luxury living should be – expansive, elevated, and effortlessly refined.

Every detail is being meticulously curated by Brilliance Homes, a name synonymous with innovation, precision, and timeless design. Step inside and feel the flow – open, bright, and built for both living and entertaining. The living room centers around a striking gas fireplace, the kind that instantly makes a space feel warm, grounded, and unforgettable. Every inch of this home is designed to impress, from its seamless layout to its statement finishes.

Upstairs, you'll find three private bedrooms, each with its own ensuite, offering the kind of privacy and luxury rarely found in today's market. The primary suite is your personal retreat – spacious, tranquil, and designed to recharge.

And when it's time to take in the view, step out onto your balcony or deck. Here, mornings start with fresh air and coffee; evenings end with sunsets and good company.

Set in Balzac, this location gives you the best of both worlds – wide-open space and sky, yet just minutes from Calgary's north edge and Airdrie's amenities. It's where prestige meets peace.



Built in 2025

Essential Information

MLS® #	A2270539
Price	\$1,950,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,028
Acres	0.19
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	218 Topaz Court
Subdivision	NONE
City	Balzac
County	Rocky View County
Province	Alberta
Postal Code	T4B 5W8

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Chandelier, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting, Playground
Lot Description	Back Yard, See Remarks, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Days on Market	2
Zoning	RC1

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.