



**GRASSROOTS**

REALTY GROUP

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**142 Sunstone Way  
Balzac, Alberta**

**MLS # A2285070**



**\$874,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,484 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stone	<b>Zoning:</b>	R-MID
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**MODERN DESIGN!! FAMILY-FRIENDLY LAYOUT!! PRIME BALZAC LOCATION!!** Step into a bright, open main floor featuring a welcoming living area with electric fireplace, spacious dining area with direct backyard access, and a beautifully designed kitchen with large island, built-in features, pantry, and extensive cabinetry. A main floor office adds everyday flexibility for work, study, or guests. Upstairs offers 3 bedrooms, 2 full baths, a family bonus area, and convenient upper-level laundry. The primary retreat includes a walk-in closet and luxurious 5-piece ensuite, while the other two bedrooms share a full 4-piece bath. The basement includes a separate entrance for future development potential. Rare oversized double attached garage with parking for three vehicles plus direct backyard access through a man door. Located in the growing community of Goldwyn, Balzac &mdash; minutes to CrossIron Mills, close to schools, and quick access to major routes. **THIS IS THE KIND OF HOME YOU DON&rsquo;T WAIT ON &mdash; BOOK YOUR SHOWING TODAY!!**