



**GRASSROOTS**  
REALTY GROUP

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14 Opal Place  
Balzac, Alberta

MLS # A2326379



**\$1,836,999**

|           |                            |        |                  |
|-----------|----------------------------|--------|------------------|
| Division: | NONE                       |        |                  |
| Type:     | Residential/House          |        |                  |
| Style:    | 2 Storey                   |        |                  |
| Size:     | 3,521 sq.ft.               | Age:   | 2026 (0 yrs old) |
| Beds:     | 7                          | Baths: | 5 full / 1 half  |
| Garage:   | Quad or More Attached      |        |                  |
| Lot Size: | 0.17 Acre                  |        |                  |
| Lot Feat: | Back Yard, Rectangular Lot |        |                  |

|             |                                                                                   |            |       |
|-------------|-----------------------------------------------------------------------------------|------------|-------|
| Heating:    | Forced Air                                                                        | Water:     | -     |
| Floors:     | Carpet, Vinyl Plank                                                               | Sewer:     | -     |
| Roof:       | Asphalt Shingle                                                                   | Condo Fee: | -     |
| Basement:   | Full                                                                              | LLD:       | -     |
| Exterior:   | Wood Frame                                                                        | Zoning:    | R-MID |
| Foundation: | Poured Concrete                                                                   | Utilities: | -     |
| Features:   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) |            |       |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

This home is currently under construction. Photos are for representation purposes only and are not of the actual property. Finishes, features, and specifications may vary. Welcome to this exceptional new luxury home offering 3,521 sq. ft. of above-grade living space, with an unfinished walkout basement providing approximately 1,489 sq. ft. of additional future development potential. Designed for large and multi-generational families, this impressive two-storey home features 7 bedrooms, 5.5 bathrooms, soaring ceilings, and an open-concept layout. The main floor offers a spacious living room with a gas fireplace, a chef-inspired kitchen with a large island, a fully equipped spice kitchen, and a main-floor bedroom with a full bathroom—ideal for guests or extended family. Upstairs, you'll find five generously sized bedrooms, including two luxurious primary suites, each with a 5-piece ensuite and walk-in closet, along with a spacious bonus room and convenient upper-level laundry. The walkout basement is thoughtfully designed with space for two additional bedrooms, a full bathroom, a large family room, and a second laundry area, offering excellent future living potential. Situated on a 7,405 sq. ft. lot, the home also features a quad-attached garage with parking for up to 8 vehicles, a private backyard, balcony, deck, and quality finishes throughout. Scheduled for completion in approximately one year, this is a rare opportunity to own a spacious new home in the growing community of Balzac with convenient access to shopping, parks, and major roadways.