



**13 Quartz Gate  
Balzac, Alberta**

**MLS # A2327070**



**\$879,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,566 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MID
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance		

**Inclusions:** \$10K BUILDER APPLIANCE CREDIT TO THE BRICK

DISCOVER LUXURY ESTATE LIVING IN GOLDWYN WITH A STUNNING OPEN-TO-ABOVE DESIGN, SEPARATE ENTRANCE & TRIPLE ATTACHED GARAGE! Experience estate home living in one of Rocky View County's most anticipated new communities, offering spacious estate lots, breathtaking prairie sunsets, and Rocky Mountain views while remaining just minutes from city amenities. The Akash Homes Glencoe II is thoughtfully designed with 9' ceilings on the main floor, a chef-inspired kitchen, SPICE KITCHEN, and an impressive open-to-above great room filled with natural light. A convenient separate entrance offers added flexibility for future development opportunities. Upstairs features 3 spacious bedrooms, including a luxurious primary retreat with a spa-inspired ensuite, walk-in closet, and direct access to the laundry room. Complete with a triple attached garage, this exceptional home offers the perfect blend of luxury, functionality, and estate-style living. PLEASE NOTE PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE. HOME IS UNDER CONSTRUCTION.