



GRASSROOTS
REALTY GROUP

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**9 Quartz Gate
Balzac, Alberta**

MLS # A2346237

\$849,900



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,510 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MID
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		
Inclusions:	\$10K BUILDER APPLIANCE CREDIT		

EXPERIENCE PRAIRIE ESTATE LIVING IN GOLDWYN WITH A TRIPLE ATTACHED GARAGE, OVERSIZED LOT, MAIN FLOOR DEN & SEPARATE SIDE ENTRANCE! The Glencoe II by Akash Homes is a sophisticated family home offering space, style and thoughtful functionality. The main floor features 9' ceilings, a chef-inspired kitchen complemented by a separate SPICE KITCHEN, and an impressive great room with soaring open-to-above ceilings PLUS A DEN! Upstairs, you'll find 3 spacious bedrooms, including a private primary retreat with a spa-inspired ensuite and generous walk-in closet that connects directly to the second-floor laundry room. Set on a massive estate lot with a triple attached garage, this home offers the space and privacy of prairie living while remaining conveniently connected to city amenities. Enjoy beautiful prairie skies, distant Rocky Mountain views and room to truly spread out. HOME IS UNDER CONSTRUCTION. PLEASE NOTE PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES & FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.