



GRASSROOTS
REALTY GROUP

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2 Quartz Gate
Balzac, Alberta

MLS # A2346280



\$769,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,484 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	See Remarks		

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

Inclusions: \$10k BEUILDER APPLIANCE CREDIT

CORNER LOT IN GOLDWYN & EXPERIENCE PRAIRIE ESTATE LIVING WITH SPACE, PRIVACY & BEAUTIFUL SURROUNDINGS! The Grayson by Akash Homes offers 2,483 sq ft of thoughtfully designed living space in one of Calgary's exciting estate communities. This impressive 2-storey features 3 bedrooms, 2.5 bathrooms and a spacious open-concept design created for everyday family living and entertaining. Upstairs, the primary retreat features a spa-inspired ensuite with dual sinks, separate tub and shower, plus an expansive walk-in closet. A generous bonus room provides additional living space, while the convenient second-floor laundry room includes a sink. Situated on a desirable corner, enjoy added space, beautiful prairie skies and distant Rocky Mountain views while remaining within convenient reach of city amenities. PLEASE NOTE PICTURES ARE OF ACTUAL HOME; FIXTURES AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.