



GRASSROOTS
REALTY GROUP

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142 Sunstone Way
Balzac, Alberta

MLS # A2348405



\$824,990

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stone	Zoning:	R-MID
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		
Inclusions:	NONE		

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 — minutes to CrossIron Mills, close to schools, and quick access to major routes. THIS IS THE KIND OF HOME YOU DON’T WAIT ON — BOOK YOUR SHOWING TODAY!!