

# \$1,075,000 - 79 Amber View, Balzac

MLS® #A2243756

**\$1,075,000**

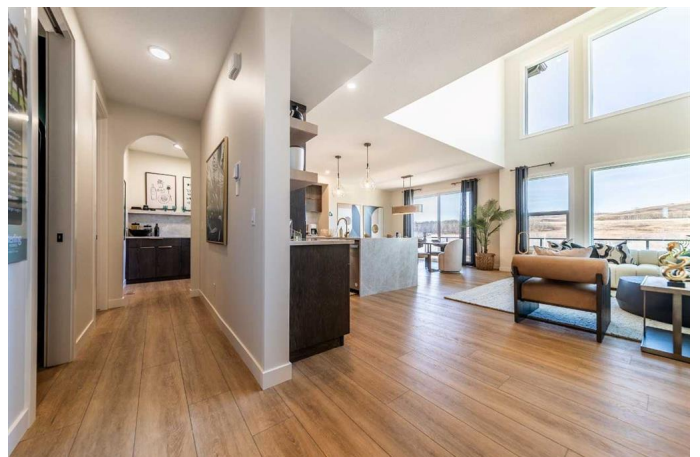
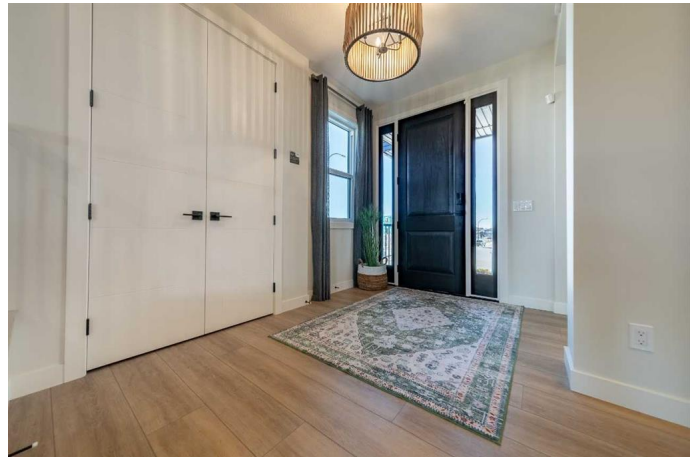
5 Bedroom, 3.00 Bathroom, 3,075 sqft

Residential on 0.12 Acres

NONE, Balzac, Alberta

Welcome to The Amber, a beautifully designed home that blends luxury and function. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. Featuring a full package of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches, all seamlessly controlled via an Amazon Alexa touchscreen hub.

The executive kitchen features built-in stainless steel appliances, a gas cooktop, fridge with water and ice dispenser, and a quartz waterfall island. A separate spice kitchen with a gas range and pantry adds extra convenience. The main floor includes a bedroom and full bathroom, ideal for guests or extended family. The open-to-above great room showcases a stunning gas fireplace with floor-to-ceiling tile and a stylish mantle, while the rear deck offers a great outdoor escape. The basement includes 9' ceilings and a separate side entrance, allowing for future development potential. The primary ensuite offers a walk-in tiled shower, soaker tub, and dual sinks. With quartz countertops, luxury vinyl plank flooring on the main level, tile in wet areas, and added windows throughout, The



Amber is a true standout. Estimated completion is February-May, 2026. Photos are representative.

Built in 2025

**Essential Information**

MLS® #	A2243756
Price	\$1,075,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,075
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	79 Amber View
Subdivision	NONE
City	Balzac
County	Rocky View County
Province	Alberta
Postal Code	T4B5T5

**Amenities**

Amenities	None
Parking Spaces	6
Parking	Double Garage Attached
# of Garages	3

**Interior**

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s), French Door, Smart Home, Tankless Hot Water
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Gas Range, Microwave,

	Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 28th, 2025
Days on Market	51
Zoning	TBD
HOA Fees	1890
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bode Platform Inc.
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