

\$949,900 - 154 Sunstone Way, Balzac

MLS® #A2244196

\$949,900

3 Bedroom, 3.00 Bathroom, 2,520 sqft

Residential on 0.16 Acres

NONE, Balzac, Alberta

OPEN HOUSE SUNDAY, SEPTEMBER 28 FROM 2-4PM (MEET AT SHOWHOME 198 Blackstone Rd) Experience estate home living in a highly anticipated new community designed to offer spacious lot sizes and the freedom of prairie estate living. In this prairie estate community, residents will enjoy the luxury of space without losing the convenience of city amenities. Ideally located with scenic views of the Rocky Mountains in the distance and stunningly vivid prairie-sky sunsets in a rural setting, Goldwyn offers the privacy and rustic beauty of prairie estate living while maintaining convenient access to urban amenities. From Akash Homes comes the 'Glencoe', a sophisticated and stylish floor plan designed with your family in mind. An elevated sense of serenity awaits with 9' ceilings on the main floor, a stunning chef-inspired kitchen and a gorgeous open-to-above design in the great room. Enjoy the much-needed R&R as you head upstairs to any of three well-appointed bedrooms, including a primary suite designed for two. It offers a spacious spa-inspired ensuite and a walk-in closet that flows directly to your second-floor laundry room. A massive lot is perfect for enjoying the outdoors, and added perks include a triple attached garage!

****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.

Built in 2024

Essential Information

MLS® #	A2244196
Price	\$949,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,520
Acres	0.16
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	154 Sunstone Way
Subdivision	NONE
City	Balzac
County	Rocky View County
Province	Alberta
Postal Code	T4B 2T3

Amenities

Amenities	None
Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	54
Zoning	R-MID
HOA Fees	1800
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 All Stars Realty Ltd.
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