

# \$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 | 70              |
| Zoning         | R-MID           |
| HOA Fees       | 1800            |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 All Stars Realty Ltd. |
|----------------|----------------------------------|

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