

154 Sunstone Way
Balzac, Alberta

MLS # A2244196



\$949,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,520 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MID
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: \$10, 000 Brick Credit

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.