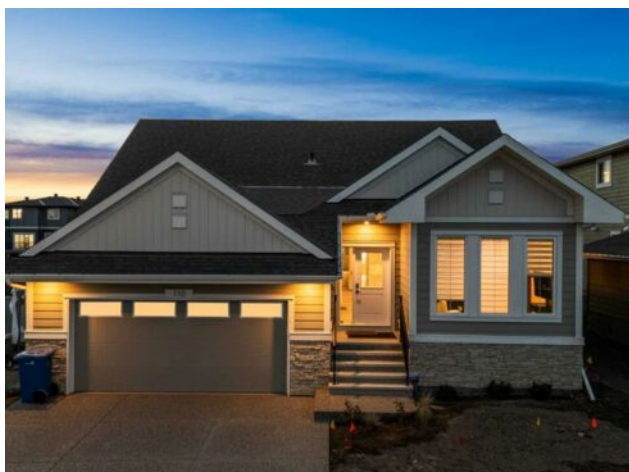


**110 Sunstone Way  
Balzac, Alberta**

**MLS # A2265079**

# \$869,900



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,498 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MID
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Pergola		

Welcome to this stunning, thoughtfully designed bungalow home offering over 2,800 sq. ft. (including basement) of modern luxury and comfort! This beautifully crafted 4-bedroom, 3-bathroom bungalow blends style, functionality, and elegance in every detail. Step inside to discover an open-concept main floor with soaring 10' ceilings, a chef-inspired kitchen featuring sleek stainless-steel appliances, quartz waterfall countertops, and a large island that's perfect for family gatherings or entertaining guests. The inviting living room showcases an elegant electric fireplace with a tile surround and maple mantle, creating the perfect cozy atmosphere. The primary suite is a private retreat with a luxurious 5-piece ensuite, while a flex room on the main level provides the ideal space for a home office, gym, a guest bedroom or a creative studio. Head downstairs to the fully finished basement, complete with two additional bedrooms, a full bath, and a stylish wet bar perfect for guests or extended family. Enjoy modern finishes throughout, including LVP flooring, upgraded interior selections, and a spacious 26' x 11' rear deck and a pergola for outdoor relaxation. Plus, the smart energy package ensures efficiency and comfort year-round. With a double attached car garage and timeless design, The Bungalow offers everything you need for today's modern lifestyle, comfort, convenience, and class in one beautiful package.