

142 Sunstone Way  
Balzac, Alberta

MLS # A2279271



**\$899,900**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey	
<b>Size:</b>	2,484 sq.ft.	<b>Age:</b> 2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Attached	
<b>Lot Size:</b>	0.15 Acre	
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, See Remarks	

<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>	See Remarks, Stone	<b>Zoning:</b>	R-MID
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b> Closet(s)	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In		
<b>Inclusions:</b>	N/A		

MODERN DESIGN!! FAMILY-FRIENDLY LAYOUT!! PRIME BALZAC LOCATION!! Step into a bright, open main floor featuring a welcoming living area with electric fireplace, spacious dining area with direct backyard access, and a beautifully designed kitchen with large island, built-in features, pantry, and extensive cabinetry. A main floor office adds everyday flexibility for work, study, or guests. Upstairs offers 3 bedrooms, 2 full baths, a family bonus area, and convenient upper-level laundry. The primary retreat includes a walk-in closet and luxurious 5-piece ensuite, while the other two bedrooms share a full 4-piece bath. The basement includes a separate entrance for future development potential. Rare oversized double attached garage with parking for three vehicles plus direct backyard access through a man door. Located in the growing community of Goldwyn, Balzac — minutes to CrossIron Mills, close to schools, and quick access to major routes. THIS IS THE KIND OF HOME YOU DON'T WAIT ON — BOOK YOUR SHOWING TODAY!!