

\$899,900 - 110 Sunstone Way, Balzac

MLS® #A2265079

\$899,900

4 Bedroom, 3.00 Bathroom, 1,498 sqft

Residential on 0.12 Acres

NONE, Balzac, Alberta

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.

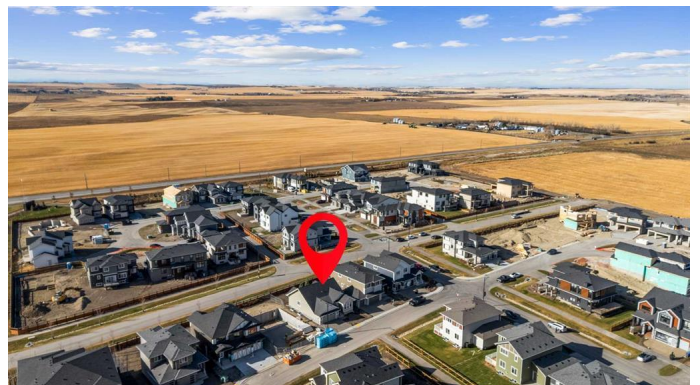
Step inside to discover an open-concept main floor with soaring 10' ceilings, a chef-inspired kitchen featuring sleek stainless-steel appliances, quartz waterfall countertops, and a large island that's perfect for family gatherings or entertaining guests. The inviting living room showcases an elegant 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.

Built in 2024

Essential Information

MLS® #	A2265079
Price	\$899,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,498
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	110 Sunstone Way
Subdivision	NONE
City	Balzac
County	Rocky View County
Province	Alberta
Postal Code	T4B 5T5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	Bar, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Gas Cooktop, Microwave, Range Hood,

	Refrigerator, ENERGY STAR Qualified Dishwasher
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Decorative
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Days on Market	9
Zoning	R-MID
HOA Fees	1800
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.