

\$1,075,000 - 79 Amber View, Balzac

MLS® #A2243756

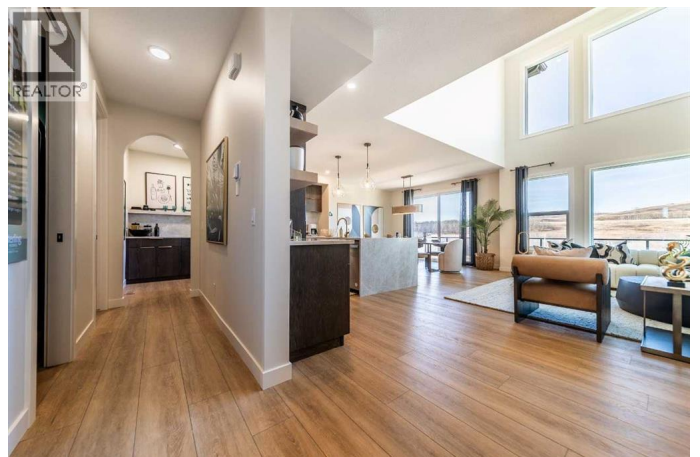
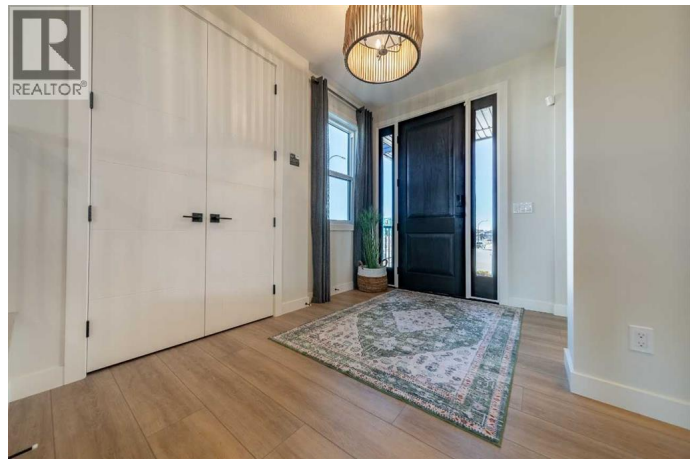
\$1,075,000

5 Bedroom, 3.00 Bathroom, 2,832 sqft

Single Family on 0.12 Acres

N/A, Balzac, Alberta

Welcome to The Amber, a beautifully designed home that blends luxury and function. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. Featuring a full package of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches, all seamlessly controlled via an Amazon Alexa touchscreen hub. The executive kitchen features built-in stainless steel appliances, a gas cooktop, fridge with water and ice dispenser, and a quartz waterfall island. A separate spice kitchen with a gas range and pantry adds extra convenience. The main floor includes a bedroom and full bathroom, ideal for guests or extended family. The open-to-above great room showcases a stunning gas fireplace with floor-to-ceiling tile and a stylish mantle, while the rear deck offers a great outdoor escape. The basement includes 9' ceilings and a separate side entrance, allowing for future development potential. The primary ensuite offers a walk-in tiled shower, soaker tub, and dual sinks. With quartz countertops, luxury vinyl plank flooring on the main level, tile in wet areas, and added windows throughout, The Amber is a true standout. Estimated



completion is February-May, 2026. Photos are representative. (id:6289)

Built in 2025

Essential Information

Listing #	A2243756
Price	\$1,075,000
Bedrooms	5
Bathrooms	3.00
Square Footage	2,832
Acres	0.12
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	79 Amber View
Subdivision	N/A
City	Balzac
Province	Alberta
Postal Code	T4B5T5

Amenities

Amenities	Schools, Shopping
Features	French door
Parking Spaces	6
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas, Range - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Bode Platform Inc.



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