

# \$1,049,900 - 79 Amber View, Balzac

MLS® #A2243756

**\$1,049,900**

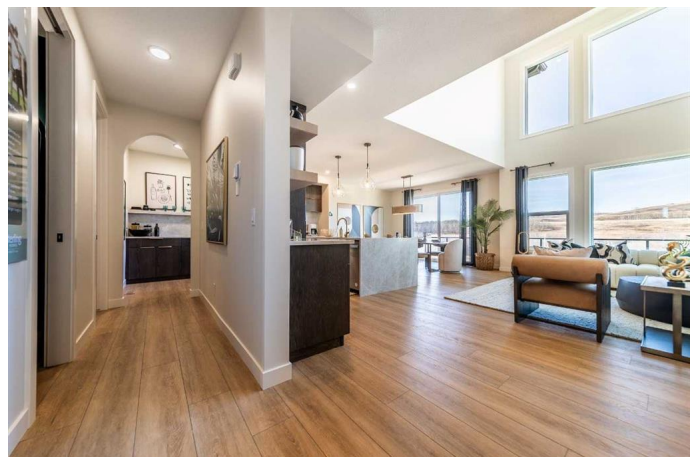
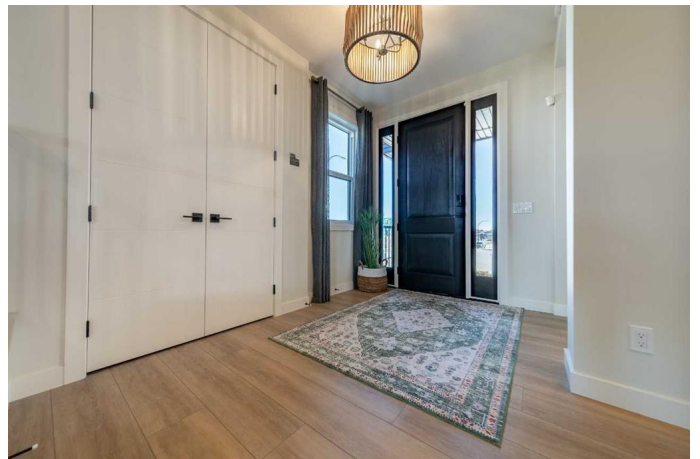
5 Bedroom, 3.00 Bathroom, 2,832 sqft

Residential on 0.12 Acres

NONE, 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.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243756    |
| Price          | \$1,049,900 |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,832       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 79 Amber View     |
| Subdivision | NONE              |
| City        | Balzac            |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4B5T5            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 3                      |

**Interior**

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Separate Entrance, Double Vanity, French Door, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Built-In Oven, Gas Cooktop, Gas                                                                                  |

|                 |                                          |
|-----------------|------------------------------------------|
|                 | Range, Range Hood, Tankless Water Heater |
| Heating         | Forced Air, Natural Gas                  |
| Cooling         | None                                     |
| Fireplace       | Yes                                      |
| # of Fireplaces | 1                                        |
| Fireplaces      | Gas, Decorative, Mantle                  |
| Has Basement    | Yes                                      |
| Basement        | Full, Unfinished                         |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Lighting                                |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame, Cement Fiber Board          |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 83              |
| Zoning         | TBD             |
| HOA Fees       | 1890            |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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