

\$997,344 - 79 Amber View, Balzac

MLS® #A2269075

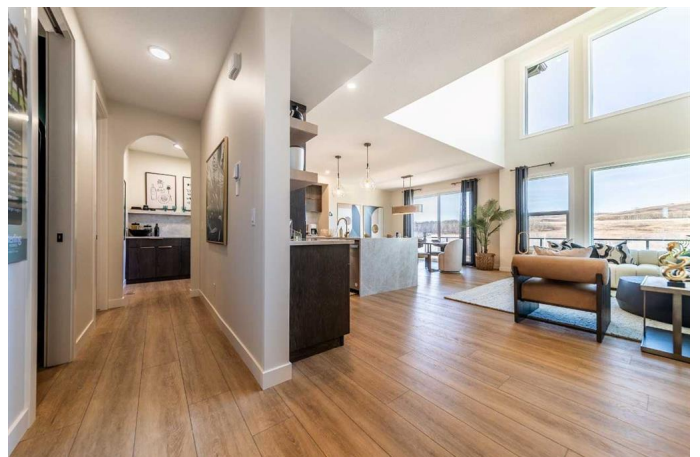
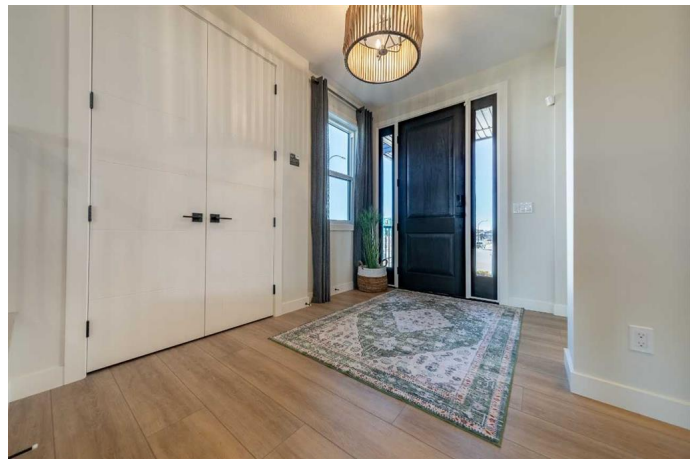
\$997,344

4 Bedroom, 3.00 Bathroom, 2,833 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® #	A2269075
Price	\$997,344
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,833
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	Triple Garage Attached
# of Garages	3

Interior

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

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Mantle
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	November 5th, 2025
Days on Market	14
Zoning	TBD
HOA Fees	1890
HOA Fees Freq.	ANN

Listing Details

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

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.