

218 Topaz Court
Balzac, Alberta

MLS # A2270539



\$1,950,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,028 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, See Remarks, Street Lighting, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RC1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Chandelier, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: None

This isn't just another luxury build — it's an experience. A bold statement of design, craftsmanship, and sophistication by Brilliance Homes, one of Alberta's premier luxury builders. With over 4,000 square feet of pure elegance, this soon-to-be showpiece in Balzac embodies what modern luxury living should be — expansive, elevated, and effortlessly refined. Every detail is being meticulously curated by Brilliance Homes, a name synonymous with innovation, precision, and timeless design. Step inside and feel the flow — open, bright, and built for both living and entertaining. The living room centers around a striking gas fireplace, the kind that instantly makes a space feel warm, grounded, and unforgettable. Every inch of this home is designed to impress, from its seamless layout to its statement finishes. Upstairs, you'll find three private bedrooms, each with its own ensuite, offering the kind of privacy and luxury rarely found in today's market. The primary suite is your personal retreat — spacious, tranquil, and designed to recharge. And when it's time to take in the view, step out onto your balcony or deck. Here, mornings start with fresh air and coffee; evenings end with sunsets and good company. Set in Balzac, this location gives you the best of both worlds — wide-open space and sky, yet just minutes from Calgary's north edge and Airdrie's amenities. It's where prestige meets peace.