



**GRASSROOTS**  
REALTY GROUP

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105, 835 78 Street SW  
Calgary, Alberta

MLS # A2131322



**\$1,349,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,425 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	1.16 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 675
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	M-G
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, See Remarks, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Introducing the epitome of luxury living: Truman Homes at Parkside Estates. Nestled amidst the embrace of nature, this 1424 sq ft main-floor condominium offers a sanctuary of elegance and comfort. Located in a coveted community of West Springs and on the preferred west-facing side of the building, this residence seamlessly merges the tranquility of the outdoors with the opulence of modern living. As you step inside, you are greeted by expansive luxury floors and windows that draw you into the large kitchen. Top of the line Fisher & Paykel appliances, gas range and an inviting island allow you to spend hours entertaining your friends. The L-shaped living room is very functional and ideal for rearranging furniture from time to time. At the heart of this home is the meticulously crafted primary retreat, with an ensuite sanctuary designed to indulge your senses and soothe your soul with a perfect blend of comfort and sophistication. Outside, a private patio beckons you to enjoy dining or simply bask in the splendor of nature's beauty while reading a book. With views of trees and the gentle rustle of leaves in the breeze, this outdoor oasis is the perfect retreat for relaxation and contemplation. With its unparalleled combination of luxury, tranquility, and style, this condominium represents the pinnacle of modern living. This condo is complete with 2 titled parking stalls and a titled storage area as well. The building amenities are exquisite with a roof-top patio, an owner's lounge to entertain big gatherings and a quality fitness room. Call your favourite REALTOR today for a showing of this masterpiece.