



# 2204-1030 Talasa Way

349,900



**MURRAY BROWN**

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# 2204-1030 Talasa Way

Spectacular view from this immaculate two bedroom 2nd floor end unit with corner covered deck. This home faces southwest and has windows on two sides. Very Bright! The open plan design features a large granite island and a gourmet kitchen with stainless appliances included. The dining area enjoys the panoramic city view both day and night with easy access to the spacious covered BBQ deck with glass rails to take in the view. Elegant living room enjoys a cozy electric fireplace. The master bedroom boasts a private 4pc bath, and bright view window. The second bedroom features a sliding barn door wall and doubles as a great home office/den. Convenient in suite stacking laundry in a space saving closet. Secure underground parking #50 and storage locker #35 are included. Maintenance only \$370.30 /month with rentals and pets allowed. Central Air - Geo Thermal heating. Steps to the Sun Rivers Golf course and restaurant. All measurements approximate.



OPEN CONCEPT FLOORPLAN

## MEASUREMENTS

Bedroom	11'0" x 10'0"	Laundry	5'5" x 2'10"
Dining	8'0" x 8'0"	Living	14'0" x 10'0"
Entrance	5'0" x 6'0"	Mast BR	11'0" x 13'0"
Kitchen	13'0" x 8'0"		



MASTER BEDROOM WITH 4 PIECE ENSUITE



## FEATURES

### List of features

- Steps to Sun Rivers Golf and Restaurant
- Heated underground secure parking
- 2 Bedrooms
- Fireplace
- Granite counters
- Under cabinet lighting
- 2 full 4 piece bathrooms
- Southwest exposure, bright, windows on 2 sides!



## MURRAY BROWN

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