



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 LES JARDINS Park, Calgary T2E 6J5**

MLS®#: **A2105053**

Area: **Douglasdale/Glen**

Listing Date: **02/02/24**

List Price: **\$620,900**

Status: **Active**

County: **Calgary**

Change: **+\$13k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**2022**

Lot Information

Finished Floor Area

Abv Sqft:

**1,244**

Low Sqft:

Ttl Sqft:

**1,244**

Lot Sz Ar:

Lot Shape:

DOM

**107**

Layout

Beds:

**2 (2 )**

Baths:

**2.5 (2 1)**

Style:

**3 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**See Remarks**

**220 Volt Wiring, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Courtyard**

Construction:

**Cement Fiber Board, Stone, Wood Frame**

Flooring:

**Carpet, Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer**

Int Feat:

**Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Laundry</b>	<b>Third</b>	<b>4`3" x 4`1"</b>	<b>Dining Room</b>	<b>Second</b>	<b>9`1" x 8`0"</b>
<b>Kitchen</b>	<b>Second</b>	<b>13`3" x 12`6"</b>	<b>Living Room</b>	<b>Second</b>	<b>11`2" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>11`2" x 12`7"</b>	<b>5pc Ensuite bath</b>	<b>Third</b>	<b>7`5" x 8`2"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>5`0" x 9`11"</b>	<b>Bedroom</b>	<b>Third</b>	<b>11`3" x 10`10"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>5`3" x 5`1"</b>	<b>Den</b>	<b>Lower</b>	<b>8`0" x 12`5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$234**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **2110851**

Remarks

Pub Rmks:

**LOVE YOUR LIFESTYLE! Les Jardins by Jayman BUILT next to Quarry Park. Inspired by the grand gardens of France, you will appreciate the lush central garden, Les Jardins. Escape here to connect with Nature, colorful blooms, and vegetation in this gorgeous space. Ideally situated within steps of Quarry Park, you will be more than impressed. Welcome home to an attached-heated garage, 70,000 square feet of community gardens, a proposed Fitness Centre, a Dedicated dog park for your fur baby, and an outstanding OPEN FLOOR PLAN with unbelievable CORE PERFORMANCE. You are invited into a thoughtfully planned 2 Primary Bedroom home, each with its very own en suite, boasting QUARTZ COUNTERS throughout, sleek stainless steel upgraded WHIRLPOOL APPLIANCES including electric freestanding range, built-in dishwasher with integrated controls, and an over the range microwave oven, Luxury Vinyl Plank Flooring on the main, James Hardie siding, Moen Fixtures, Tankless Water Heater with built-in circulation pump and isolation kit, Ecobee Alex-enabled thermostat with voice control and remote sensor, A/C roughed in, Triple Pane Windows, LED flush mount lighting package and LED undercabinet lighting in kitchen and your very own in-suite WASHER AND DRYER. BONUS: EV Rough in plug! Offering a lifestyle of easy maintenance where the exterior beauty matches the interior beauty with seamless transition. Les Jardins features Central Gardens, a Walkable Lifestyle, Maintenance Free Living, Built for your Lifestyle, Nature Nearby, Quick and Convenient Access, Smart and Sustainable, Fitness at your Finger Tips and quick access to Deerfoot trail and Glenmore Trail. Nothing Compares!**

Inclusions:  
Property Listed By: **4 Solar Panels, Ring Video Doorbell, Smart Thermostat, Smart Lock on front door  
Jayman Realty Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







