



THE
A-TEAM

**RE/MAX
FIRST**

255 LES JARDINS Park #108, Calgary T2C 5V3

MLS® #: **A2119119** Area: **Douglasdale/Glen** Listing Date: **04/01/24** List Price: **\$476,900**
Status: **Active** County: **Calgary** Change: **+\$5k, 13-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **893**
Low Sqft:
Ttl Sqft: **893**

Access:
Lot Feat:
Park Feat:

Secured,Titled,Underground

DOM

48
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle,Tar/Gravel**
Heating: **Fan Coil,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Garden**

Construction: **Cement Fiber Board,See Remarks,Wood Frame**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Smart Home,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`10" x 7`11"
Kitchen	Main	10`8" x 8`8"
3pc Ensuite bath	Main	8`0" x 8`7"
Bedroom - Primary	Main	9`11" x 12`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	8`4" x 3`5"
Living/Dining Room Combination	Main	11`6" x 18`9"
Bedroom	Main	9`11" x 11`7"

Legal/Tax/Financial

Condo Fee:
\$444

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 of Les Jardins. Escape here to connect with Nature while you savor the colorful blooms and vegetation in this gorgeous space. Ideally situated within steps of Quarry Park, you will be more than impressed. Welcome home to 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 Bedroom, 2 Full Bath plus expansive 33-foot balcony beautiful Condo boasting QUARTZ COUNTERS throughout, sleek STAINLESS STEEL WHIRLPOOL APPLIANCES featuring a Whirlpool, refrigerator with French doors and built-in ice and water, dishwasher with stainless steel interior, slide in stainless steel electric convection range with ceramic cooktop and microwave hood fan combo. Luxury Vinyl Plank Flooring, High End Fixtures, Smart Home Technology, A/C and your very own in suite WASHER AND DRYER. This beautiful suite offers bright bedrooms with large windows, a storage area with a hanging rack, a large Primary Suite with a walk-in closet and en suite, a spacious dining/living area with sliding doors, an open concept layout between the kitchen, dining, and living room, and ample kitchen and bathroom counter space. STANDARD INCLUSIONS: Solar panels to power common spaces, smart home technology, air conditioning, state-of-the-art fitness center, high-end interior finishings, ample visitor parking, luxurious hallway design, forced air heating and cooling, and window coverings in bedrooms. 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, nature nearby, quick and convenient access, smart and sustainable, fitness at your fingertips, and quick access to Deerfoot Trail and Glenmore Trail. It is located 20 minutes from downtown, minutes from the Bow River and pathway system, and within walking distance to shopping, dining, and amenities. Schedule your appointment today!**

Inclusions: **N/A**
Property Listed By: **Jayman Realty Inc.**

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







