



THE
A-TEAM

**RE/MAX
FIRST**

65 LES JARDINS Park, Calgary T2C 5V3

MLS®#: **A2159996** Area: **Douglasdale/Glen** Listing Date: **08/29/24** List Price: **\$539,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**

Lot Information

Lot Sz Ar: **Finished Floor Area**
 Lot Shape: **Abv Sqft: 1,430**
Low Sqft:
Ttl Sqft: 1,430

DOM

20
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Front Yard,Low Maintenance Landscape,Level**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Stone,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Ext Feat: **Courtyard,Garden** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Smart Home,Tankless Hot Water,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	7`11" x 9`11"	Living Room	Second	13`2" x 13`7"
Dining Room	Second	9`1" x 10`4"	Kitchen	Second	10`2" x 14`6"
Bedroom - Primary	Third	10`9" x 9`11"	Bedroom	Third	10`10" x 10`5"
2pc Bathroom	Second	4`6" x 5`11"	3pc Ensuite bath	Third	5`9" x 8`4"
4pc Ensuite bath	Third	5`9" x 8`6"	Balcony	Second	14`0" x 7`8"

Legal/Tax/Financial

Condo Fee:
\$188

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **2110851**

Remarks

Pub Rmks: **Now available, this luxury townhouse in the highly sought after community of Douglasdale in Les Jardins by Jayman Built. This home shows brand new, with pride of ownership throughout. Located walking distance to all of the amenities that Quarry Park has to offer. As you walk up to the front entrance you'll notice the low maintenance well-manicured front yard. Upon entering you'll be taken back by the spacious entry and open floor plan. Attention to detail is noteworthy in this home. Beautiful living room area flows right into the dining area which leads you to the kitchen where you'll appreciate upgrades like, quartz countertops, Stainless steel appliances including gas stove, plenty of counter space and Luxury Vinyl Plank Flooring. This home offers 2 generous size bedrooms and 2 full baths with an additional half bath. For those sunny BBQ days you'll enjoy your own private balcony, and on those hot Alberta summer days this home is also equipped with AC. On the main level you'll find your office/den area and lots of storage space. The heated garage is perfect on those Alberta Cold snaps and large dumps of snow to keep your car warm. Tankless hot water tank, Tripple Pane windows, Hardie Board siding and so much more. Les Jardins also offers a state of the art fitness center, Dog park, gardens, walkways and close to all amenities and easy access to Deefoot trail. This home shows 10/10. One look and you'll want to call this one home. Book your appointment today.**

Inclusions: **NA**
Property Listed By: **CIR Realty**

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









