



THE
A-TEAM

**RE/MAX
FIRST**

111 LES JARDINS Park, Calgary T2C 0Z5

MLS®#: **A2179746** Area: **Douglasdale/Glen** Listing Date: **11/24/24** List Price: **\$659,111**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2020**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Finished Floor Area
 Abv Sqft: **1,626**
 Low Sqft:
 Ttl Sqft: **1,626**

DOM

27
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 Style: **3 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Few Trees,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Paved,Rectangular Lot**
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage,In Garage Electric Vehicle Charging Station(s),Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Dog Run,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Recreation Facilities,Smart Home,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	16`6" x 9`2"	Living Room	Main	15`0" x 13`9"
Bedroom - Primary	Third	10`8" x 17`0"	Bedroom	Third	10`2" x 14`3"
Bedroom	Third	9`1" x 11`6"	4pc Bathroom	Third	7`11" x 4`9"
3pc Ensuite bath	Third	9`10" x 7`4"	Kitchen	Main	11`2" x 15`3"
2pc Bathroom	Main	2`9" x 7`9"	2pc Bathroom	Lower	6`10" x 11`7"
Laundry	Main	6`7" x 7`8"	Walk-In Closet	Third	6`11" x 11`5"

Condo Fee:
\$237

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **2110851**

Remarks

Pub Rmks: **Step into luxury living with this fully upgraded 1,634 sq. ft. townhouse, offering breathtaking, unobstructed views. Located in the heart of the Quarry Park business district in SE Calgary, this stunning home was previously Jayman's SHOW HOME and has NEVER been lived in, so you'll be the first to call it home. Boasting 3 spacious bedrooms, 2.5 bathrooms plus a bonus half bathroom in the garage and a heated tandem 2-car garage with an EV plug-in, this townhouse has over \$12,000 in upgrades, ensuring the highest quality living experience. Inspired by the Grand Gardens of France, residents can enjoy 70,000 sq. ft. of beautifully landscaped community gardens, a dedicated dog park, and a state-of-the-art fitness center. The main floor features luxurious Quartz countertops, durable luxury vinyl plank flooring, Moen fixtures, and sleek, upgraded stainless steel Whirlpool appliances. Deep blue cabinetry and James Hardie siding add to the sophisticated aesthetic, while a spacious laundry suite with Whirlpool washer and dryer provides added convenience. Energy-efficient features abound, including solar panels to reduce utility costs, a high-efficiency 2-stage furnace, a tankless hot water heater with built-in circulation pump and isolation kit, and triple-pane windows that ensure a comfortable indoor environment year-round. The kitchen seamlessly transitions into a bright and airy living room, illuminated by natural light from large windows. Step out onto the expansive balcony, which includes a gas line for easy BBQ access. Upstairs, you'll find three generously sized bedrooms, each offering ample closet space and plenty of natural light. Additional features include air conditioning, ensuring year-round comfort. This townhouse comes equipped with the latest smart home technology, including a Schlage smart lock on the front door, an Ecobee Alexa-enabled thermostat with voice control and remote sensor, a linear garage door opener, and a Ring doorbell with Alexa compatibility. Modern LED flushmount lighting, under-cabinet LED strip lighting in the kitchen, and smart switches complete the high-tech experience. Conveniently located with easy access to Deerfoot, Glenmore, and Stoney Trail, your daily commute will be a breeze. With lawn care, snow removal, and window washing taken care of, you'll have more time for what truly matters. Nearby amenities include a state-of-the-art YMCA, a child development center, Calgary Co-op, and Riverbend CBE School—all within walking distance. Enjoy easy access to Chinook Mall and the Bow River walkways for outdoor recreation. This home comes with a new home warranty, effective from August 13, 2024, ensuring peace of mind for years to come.**

Inclusions: **n/a**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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









