

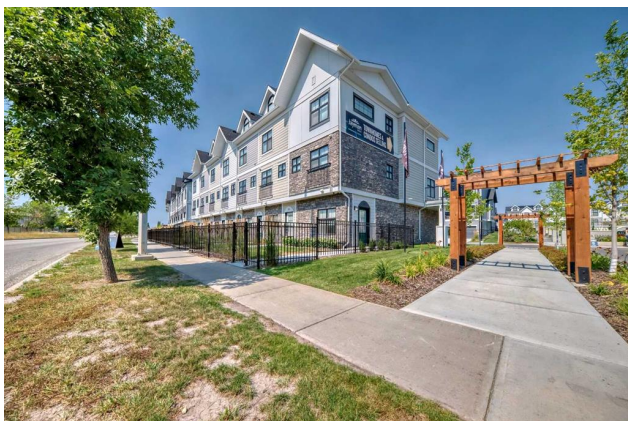


THE
A-TEAM

**RE/MAX
FIRST**

57 LES JARDINS Park, Calgary T2C 5V3

MLS®#: **A2184619** Area: **Douglasdale/Glen** Listing Date: **01/13/25** List Price: **\$559,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,482**
 Low Sqft:
 Ttl Sqft: **1,482**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape,Landscaped,See Remarks**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Garden**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Tankless Water Heater,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **High Ceilings,Open Floorplan,Quartz Counters,Recessed Lighting,Smart Home,Tankless Hot Water,Vinyl Windows**
 Utilities:

Room Information

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

Room	Level	Dimensions
Dining Room	Second	10`7" x 9`1"
Den	Main	9`11" x 13`3"
Bedroom	Third	9`11" x 12`4"
3pc Ensuite bath	Third	8`3" x 7`3"

Legal/Tax/Financial

Condo Fee:
\$209

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **2110851**

Remarks

Pub Rmks: **Welcome to this exceptional rare corner unit townhouse in the highly sought-after community of Les Jardins, Immaculately maintained and boasting a like-new condition, this home effortlessly combines modern design with luxurious living. Situated in the heart of Douglasdale, you'll enjoy the convenience of being just a short walk away from the vibrant amenities of Quarry Park, including shops, dining, and entertainment. As you approach, the beautifully landscaped, low-maintenance front yard welcomes you. Step inside to a spacious entryway that leads into a bright, open living space, showcasing impeccable attention to detail throughout. The kitchen features sleek quartz countertops, stainless steel appliances and plenty of counter space for all your culinary endeavors. The Luxury Vinyl Plank (LVP) flooring adds a stylish touch, elevating the entire space. Generous Bedrooms: This home offers 2 spacious bedrooms, each with ample closet space and an abundance of natural light. You'll also appreciate the added convenience of each room having its own ensuite. Enjoy the Alberta sunshine from your private wrap around balcony, perfect for BBQs or simply unwinding. The inclusion of air conditioning ensures comfort throughout the warmer months. The main level features a versatile office/den area, ideal for a home office, study, or creative space. Additional storage space adds to the home's practicality. The heated garage comes with 220V and provides relief during Alberta's cold snaps and heavy snowfalls, keeping your vehicle protected. Additional highlights include a tankless hot water system, triple-pane windows, Hardie Board siding, solar panels and so much more. Take advantage of the fitness center, dog park, serene gardens, and scenic walkways, all set in a well-maintained, secure environment. Easy access to Deerfoot Trail ensures a quick commute to all of Calgary's attractions, services, and outdoor adventures. This townhouse offers the perfect blend of luxury, comfort, and convenience. With pristine condition, top-tier finishes, and an unbeatable location, this home is truly a must-see. And you never have to worry about yard maintenance or snow removal as its taken care of by the condo board. Schedule a showing by appointment today and see firsthand why this property is the perfect place to call home!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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











