



THE
A-TEAM

**RE/MAX
FIRST**

99 LES JARDINS Park, Calgary T2C 5V3

MLS@#: **A2187033** Area: **Douglasdale/Glen** Listing Date: **01/11/25** List Price: **\$549,900**
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: **1,439**
Low Sqft:
Ttl Sqft: **1,439**

DOM

11
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:
Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Landscaped,Level,Street Lighting,See Remarks,Views**
Park Feat: **Enclosed,Garage Door Opener,Garage Faces Rear,Heated Garage,Parking Pad,Single Garage Attached**

Utilities and Features

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

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,High Ceilings,Quartz Counters,Recessed Lighting,Smart Home,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Upper	14`7" x 8`1"
Bedroom - Primary	Upper	10`9" x 10`5"
4pc Ensuite bath	Upper	7`9" x 6`5"
Den	Main	9`10" x 7`10"
Dining Room	Upper	10`1" x 9`1"
2pc Bathroom	Upper	3`2" x 6`0"

Room	Level	Dimensions
Living Room	Upper	13`11" x 13`1"
Bedroom - Primary	Upper	10`9" x 10`0"
3pc Ensuite bath	Upper	7`9" x 6`5"
Laundry	Upper	3`4" x 3`2"
Foyer	Main	9`5" x 5`3"
Furnace/Utility Room	Main	5`11" x 5`8"

Legal/Tax/Financial

Condo Fee: **\$210** Title: **Fee Simple** Zoning: **M-C1**

Legal Desc: 2110851

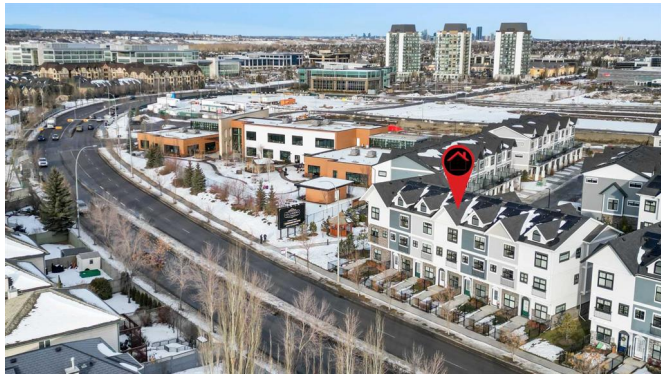
Fee Freq:
Monthly

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 located within steps of Quarry Park you will be more than happy to be able to. Welcome home to an attached-heated garage, 70,000 square feet of community gardens, a state-of-the-art ART 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, 2.5 Bath beautiful Town Home boasting QUARTZ COUNTERS throughout, sleek upgraded stainless steel appliances including a gas cooktop stove, built-in microwave, Luxury wide plank flooring, 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 R/I, Triple Pane Windows, LED flush mount lighting package and LED undercabinet lighting in kitchen and your very own in-suite WASHER AND DRYER. Other notable upgrades include an upper balcony gas line, ceiling fans, a main floor den, a south-facing fenced yard with a grassy area & water hose tap. 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. Quick possession date. Call your friendly REALTOR(R) to book a viewing!**

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





99 LES JARDINS PARK SE
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 MAIN LEVEL (SQ. FT.): 902 SQ. FT. / 83.56 SQ. M.
 UPPER LEVEL (SQ. FT.): 1058 SQ. FT. / 97.84 SQ. M.
 LOWER LEVEL (SQ. FT.): 208 SQ. FT. / 19.25 SQ. M.
 TOTAL ABOVE GRADE (SQ. FT.): 2168 SQ. FT. / 200.65 SQ. M.







