



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**61 LES JARDINS Park, Calgary T2C 5V3**

MLS®#: **A2187140**      Area: **Douglasdale/Glen**      Listing Date: **01/13/25**      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: **2021**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,416**  
 Low Sqft:  
 Ttl Sqft: **1,416**

DOM

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

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Range Hood, 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Second</b>	<b>13`11" x 8`1"</b>	<b>Dining Room</b>	<b>Second</b>	<b>10`9" x 9`1"</b>
<b>Living Room</b>	<b>Second</b>	<b>13`7" x 13`1"</b>	<b>Den</b>	<b>Main</b>	<b>9`10" x 7`4"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>10`5" x 10`9"</b>	<b>Bedroom</b>	<b>Third</b>	<b>10`0" x 10`10"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>4`9" x 4`6"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>8`4" x 5`8"</b>
<b>3pc Ensuite bath</b>	<b>Third</b>	<b>8`5" x 5`9"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$209**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **2110851**

Remarks

Pub Rmks: **Stunning Luxury Townhouse in Les Jardins - A Rare Find in Douglasdale. Welcome to this exceptional townhouse in the highly coveted community of Les Jardins. Immaculately maintained, this home feels brand new and is a perfect blend of modern design and luxurious living. Located in the heart of Douglasdale, you'll enjoy the convenience of being within walking distance to the vibrant amenities of Quarry Park, including shops, dining, and entertainment. As you approach, the low-maintenance, beautifully landscaped front yard sets the tone. Step inside and be greeted by a grand entryway that opens into a bright, airy living space with stunning attention to detail throughout. Gourmet Kitchen: The sleek kitchen features quartz countertops, stainless steel appliances, including a gas stove, and ample counter space for all your culinary needs. The Luxury Vinyl Plank (LVP) flooring adds a modern touch, enhancing the overall sophistication of the home. Generous Bedrooms: This townhouse offers 2 spacious bedrooms, each with ample closet space and natural light. You'll also appreciate the convenience of the added convenience of each room having its own ensuite. Private Outdoor Space: Enjoy Calgary's sunny days on your private balcony, perfect for BBQs and relaxation. And with air conditioning included, you'll stay comfortable all summer long. The main floor also features a versatile office/den area, ideal for working from home, and plenty of storage space for your needs. The heated garage offers 220V as well as warmth during Alberta's cold snaps and snowstorms, making it easy to keep your vehicle protected. Additional features include tankless hot water, triple-pane windows, Hardie Board siding, solar panels and more! Fitness center, dog park, gardens, and scenic walkways provide a tranquil lifestyle in a well-maintained, secure environment. Easy access to Deerfoot Trail ensures all of Calgary's amenities and attractions are within reach. This home truly offers the best in luxury, comfort, and convenience. Pristine condition, exceptional finishes, and an unbeatable location make this townhouse a must-see. And when on vacation, you never have to worry about taking care of your front yard or snow removal, its always taken care of by the condo board. Book your showing today and experience for yourself 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**





















