



**69 Les Jardins Park SE  
Calgary, Alberta**

**MLS # A2273716**

**\$529,000**



<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,485 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 217
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water		
<b>Inclusions:</b>	N/A		

Welcome home to this thoughtfully designed 2-bedroom, 2.5-bath plus den townhome, featuring an outstanding open-concept floor plan and exceptional CORE PERFORMANCE specifications. The interior offers Quartz countertops throughout, sleek stainless steel Whirlpool appliances, Luxury Vinyl Plank flooring on the main level & second level, James Hardie siding, and Moen fixtures. Additional highlights include a tankless water heater with a built-in circulation pump, an Ecobee Alexa-enabled thermostat with voice control, A/C rough-in, TRIPLE-PANE windows, an LED lighting package, under-cabinet kitchen lighting, and your own in-suit washer and dryer. Les Jardins by Jayman BUILT, located next to Quarry Park, is inspired by the grand gardens of France. This complex offers an impressive lifestyle package including an ATTACHED HEATED GARAGE, 70,000 sq. ft. of shared GARDEN SPACE, a FITNESS CENTER, and a dedicated DOG PARK. Residents enjoy a maintenance-free lifestyle where the beauty of the exterior seamlessly complements the elegance within. Les Jardins provides central gardens, walkability, smart and sustainable design, quick access to Deerfoot and Glenmore Trail, nature just steps away, and amenities that truly elevate your daily living.