



**122, 255 Les Jardins Park SE  
Calgary, Alberta**

**MLS # A2293228**



**\$399,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	901 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 516
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, Smart Home, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\* OPEN HOUSE SATURDAY 2-4\*\*** Prepare to be amazed by this beautiful main floor home at Les Jardins by Jayman BUILT! Step into this popular California split suite that will leave you in awe with its 10FT ceilings, expansive living spaces, large bedrooms and bathrooms plus a rare 33'4FT by 8'10FT patio - exclusive to only main floor homes! This outdoor space is perfect for any size dog, BBQ dinner parties or even relaxing on a hot summery day! Enjoy the luxury kitchen with QUARTZ counter tops, STAINLESS STEEL WHIRLPOOL APPLIANCES, a perfectly curated color palette that will make you feel right at home. As you enter the primary bedroom, you will be met with a large space with endless opportunity as well as a walk through closet, big enough for two, leading into the beautifully designed 3pc ensuite. Transitioning to the secondary bedroom, big enough to be a guest room or be used as an at home office and the main bath housing the relaxing tub / shower, you will notice the attention to details with design and execution in this home! This amazing unit includes the Washer and Dryer, Central Air Conditioning, high end fixtures and Smart Home Tech (Kasa light switches, Weiser Smart Lock, Ring Floodlight located above the exterior patio door and the Ecobee Smart Thermostat!!) Within the common areas of the building you will find countless amenities that will peak your interest in this fascinating community! With the State-Of-The Art FITNESS CENTRE, Bike Storage room, CCTV cameras, seating areas throughout, and last but not least, the 2 ACRE PARK inspired by the Gardens of France, you will step into this community and IMMEDIATELY feel at home! Neighboring both Quarry park and Douglas Glen, there is an endless array of shopping, restaurants, schools, daycares as well as bikes paths and walking trails to Calgary's very own Bow River and

Fish Creek Provincial Park to help feed any outdoor cravings you may have. If there is anything out of reach from the community, fear not, you have access to both Deerfoot Trail and Glenmore trail within a 5 min drive - making your commute downtown only 20 minutes! If this sounds like your new dream life, schedule your viewing today!