



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

MLS # A2294714



\$549,900

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,642 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Tandem		
Lot Size:	0.11 Acre		
Lot Feat:	Low Maintenance Landscape, Paved, See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: A/C Unit, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings

Tucked into the garden-inspired community of Les Jardins in Douglasdale, this beautifully upgraded 3-bedroom, 2.5-bath townhome offers more than just a place to live, it offers a lifestyle designed around comfort, connection, and effortless everyday living. Imagine starting your morning in a sun-filled, open-concept main floor where Luxury Vinyl Plank flooring flows seamlessly beneath your feet. The kitchen becomes the heart of the home, finished with elegant quartz countertops, sleek stainless steel LG appliances, under-cabinet lighting, and thoughtful added cabinetry that enhances both function and style. Whether you’re preparing a quiet breakfast or hosting friends for dinner, the space feels refined yet welcoming. Smart lighting, powered blinds, and clean behind-the-wall TV wiring create a modern, clutter-free atmosphere that feels both polished and peaceful. A standout feature of the main level is the dedicated laundry room, thoughtfully designed with added cabinetry and countertop space for exceptional storage and organization. Upstairs, three well-appointed bedrooms offer restful retreats, while the primary suite provides the comfort and privacy you crave at the end of a busy day. Triple-pane windows and enhanced Core Performance construction ensure year-round efficiency with Solar Panel and quiet comfort, complemented by central A/C and a tankless hot water system with a circulation pump add everyday convenience. The attached heated tandem garage, complete with epoxy flooring, storage racks, and EV rough-in, makes Calgary winters effortless while offering practical storage solutions. Every detail, from the phantom screen door to the patio door blind insert has been carefully considered, with over \$20,000 in upgrades enhancing both function and finish. Beyond your front door, Les Jardins invites you into a lifestyle inspired by the

grand garden with over 70,000 sq. ft. of shared green space creates a rare sense of openness and community. Enjoy morning strolls through beautifully landscaped pathways, afternoon workouts in the fitness centre, or evenings at the dedicated dog park. Visitor parking with EV plug-ins adds convenience for guests, while the premium James Hardie board siding and maintenance-free exterior allow you to spend more time living and less time maintaining. Located in the vibrant Douglasdale community, quick access to Deerfoot and Glenmore Trail, and just moments from Quarry Park ensure nature and amenities are always within reach. Here, walkability, sustainability, and smart design combine to create a home that supports the way you want to live. This isn't just a townhome; it's a refined, connected lifestyle where elegance meets ease. All deposits made using Payload, see supplement for instructions.