

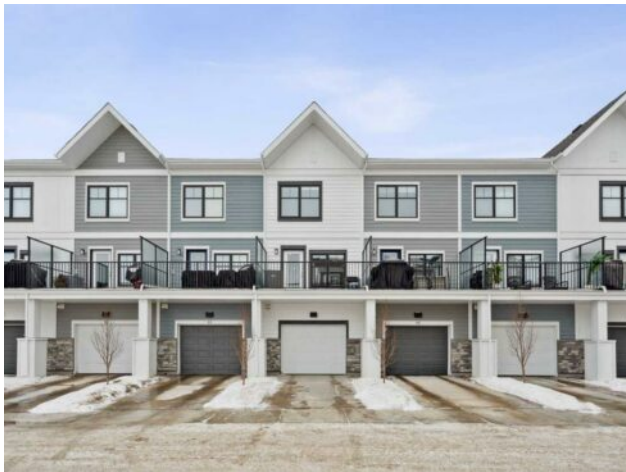


**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2196176**



**\$535,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,430 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 203
<b>Basement:</b>	Finished, See Remarks, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Storage		

**Inclusions:** N/A

Discover Your Dream Home: 24/7 Virtual Open House! Welcome Home to your brand new upscale townhome near Quarry Park. Meticulously designed and fully finished over three levels, this modern residence showcases stunning upgrades throughout and offers a lifestyle of convenience and luxury. Step inside to the welcoming ground floor where you'll appreciate the practical garage access and a versatile den—a perfect flex space ideal for a home office, gym, or additional living area. This level even boasts its own walk-in closet, setting the tone for organized, contemporary living. Ascend to the main floor and discover an open concept layout that effortlessly combines style with function. The spacious living room flows into an elegant dining area, which opens to a private balcony complete with a gas line—an ideal spot to savor your morning coffee or unwind in the evening. A well-appointed 2-piece powder room adds to the convenience of this level. At the heart of the home is a chef-inspired, bright white kitchen featuring quartz countertops and stainless steel appliances—designed to delight anyone who loves to cook. Upstairs, you'll find the private quarters where two primary bedrooms await, each complete with its own luxurious ensuite bathroom. The thoughtfully positioned laundry area further enhances the comfort and efficiency of this home. Built in 2024 by Jayman Master Builders, every detail of this green built certified home has been carefully considered. Energy-efficient triple pane windows and Hunter Douglas blinds ensure comfort and style, while the builder-supplied solar electric panel system and full home automation and security package provide modern convenience and peace of mind. Additional features include a roughed in EV charger in the garage, upgraded tankless water heater and comprehensive air

conditioning system to keep you comfortable year-round. Outside, the property offers an attached single heated garage and a charming front yard that enhances curb appeal. The community amenities are equally impressive—with 2 acres of community gardens, nearby dog parks, and a fully equipped fitness center within the complex is included in your monthly condo fee. Located just steps away from shopping, public transit, restaurants, the YMCA, and the public library, everything you need is right at your doorstep. Outdoor enthusiasts will appreciate the quick access to the Bow River pathway system, while those needing to commute will appreciate the quick access to Deerfoot Trail. This upscale townhome blends luxury, modern technology, and community-centric living into one exceptional package. Don't miss your opportunity to call this move-in-ready masterpiece your new home!