

1-833-477-6687 aloha@grassrootsrealty.ca

125, 255 Les Jardins Park SE Calgary, Alberta

MLS # A2209190



\$452,400

Division: Douglasdale/Glen Type: Residential/Low Rise (2-4 stories) Style: Apartment-Single Level Unit Size: 965 sq.ft. Age: 2022 (3 yrs old) Beds: 2 Baths: 2 Garage: Titled, Underground Italy Italy Lot Size: - - - Carpet, Vinyl Sewer: - - Asphalt Shingle, Tar/Gravel Condo Fee: \$ 500 - LLD: - - Poured Concrete Utilities: -					
Y Style: Apartment-Single Level Unit Style: 965 sq.ft. Age: 2022 (3 yrs old) Beds: 2 Baths: 2 Garage: Titled, Underground - Lot Size: - - Lot Size: - - Lot Size: - - Lot Feat: - - Saphalt Shingle, Tar/Gravel Sewer: - Cenent Fiber Board, Wood Frame Zoning: M-C1 Poured Concrete Utilities: -	E CARDINS CONTRACTOR	Division:	Douglasdale/Glen		
Style: Apartment-Single Level Unit Size: 965 sq.ft. Age: 2022 (3 yrs old) Beds: 2 Baths: 2 Garage: Titled, Underground - Lot Size: - - Ean Coil, Forced Air, Natural Gas Water: - - Carpet, Vinyl Sewer: - - Asphalt Shingle, Tar/Gravel Condo Fee: \$ 500 Cement Fiber Board, Wood Frame Zoning: M-C1 Poured Concrete Utilities: -		Туре:	Residential/Low Rise (2-4 stories)		
Beds: 2 Baths: 2 Garage: Titled, Underground Integround Integround Lot Size: - Integround Integround Fan Coil, Forced Air, Natural Gas Water: - Integround Carpet, Vinyl Sewer: - Integround Asphalt Shingle, Tar/Gravel Condo Fee: \$ 500 Cement Fiber Board, Wood Frame Zoning: M-C1 Poured Concrete Utilities: -		Style:	Apartment-Single Level Unit		
Garage: Titled, Underground Lot Size: - Lot Feat: - an Coil, Forced Air, Natural Gas Water: - an Coil, Forced Air, Natural Gas Water: - sarpet, Vinyl Sewer: - sphalt Shingle, Tar/Gravel Condo Fee: \$ 500 LLD: - - ement Fiber Board, Wood Frame Zoning: M-C1 ourde Concrete Utilities: -		Size:	965 sq.ft.	Age:	2022 (3 yrs old)
Lot Size: - Lot Feat: - Fan Coil, Forced Air, Natural Gas Water: - Carpet, Vinyl Sewer: - Asphalt Shingle, Tar/Gravel Condo Fee: \$ 500 Cement Fiber Board, Wood Frame Zoning: M-C1 Poured Concrete Utilities: -		Beds:	2	Baths:	2
Lot Feat: - an Coil, Forced Air, Natural Gas Water: - arpet, Vinyl Sewer: - sphalt Shingle, Tar/Gravel Condo Fee: \$500 ement Fiber Board, Wood Frame LLD: - oured Concrete Utilities: -		Garage:	Titled, Underground		
an Coil, Forced Air, Natural Gas Water: - arpet, Vinyl Sewer: - sphalt Shingle, Tar/Gravel Condo Fee: \$500 LLD: - ement Fiber Board, Wood Frame Zoning: M-C1 oured Concrete Utilities: -		Lot Size:	-		
Sewer: - sphalt Shingle, Tar/Gravel Condo Fee: \$ 500 LLD: - sement Fiber Board, Wood Frame Zoning: M-C1 roured Concrete Utilities: -		Lot Feat:	-		
sphalt Shingle, Tar/Gravel Condo Fee: \$ 500 LLD: - ement Fiber Board, Wood Frame Zoning: M-C1 oured Concrete Utilities: -	an Coil, Forced Air, Natural Gas		Water:	-	
LLD: - ement Fiber Board, Wood Frame Zoning: M-C1 oured Concrete Utilities: -	arpet, Vinyl		Sewer:	-	
ement Fiber Board, Wood Frame Zoning: M-C1 bured Concrete Utilities: -	sphalt Shingle, Tar/Gravel		Condo Fee	: \$ 500	
oured Concrete Utilities: -			LLD:	-	
	ement Fiber Board, Wood Frame		Zoning:	M-C1	
	pured Concrete		Utilities:	-	
lo Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home	lo Animal Home, No Smoking Home, Open Floorg	olan, Quartz Cou	nters, Smart Home		

Inclusions: N/A

Heating:

Floors:

Roof:

Basement: Exterior:

Foundation:

Features:

LOVE YOUR LIFESTYLE! Les Jardins by Jayman BUILT next to Quarry Park. Inspired by the grand gardens of France, you will appreciate the lush central garden of Les Jardins. Escape here to connect with Nature while you savor the colorful blooms and vegetation in this gorgeous space. Ideally situated within steps of Quarry Park, you will be more than impressed. Welcome home to 70,000 square feet of community gardens, a state-of-the-art Fitness Centre, a Dedicated dog park for your fur baby, and an outstanding OPEN FLOOR PLAN with unbelievable CORE PERFORMANCE. You are invited into a thoughtfully planned 2 Bedroom, 2 Full Bath MAIN FLOOR CORNER UNIT plus expansive balcony beautiful CORNER Condo boasting QUARTZ COUNTERS through out, sleek STAINLESS STEEL APPLIANCES featuring a refrigerator with French doors with internal water, dishwasher with stainless steel interior, slide in stainless steel electric convection range with ceramic cooktop, built-in microwave and designer hood fan. Luxury Vinyl Plank Flooring, High End Fixtures, Smart Home Technology, A/C and your very own in suite WASHER AND DRYER. This beautiful suite offers a spacious dining/living area with sliding doors and large bright windows, a spacious entry corridor with two storage closets, an expansive balcony, a galley kitchen design with an extended eating bar, and side-by-side laundry. STANDARD INCLUSIONS: Solar panels to power common spaces, smart home technology, air conditioning, state-of-the-art fitness center, high-end interior finishings, ample visitor parking, luxurious hallway design and a lobby that invites you in with a grand statement that elevates both your experience and enjoyment of this beautiful property. Offering a lifestyle of easy maintenance where the exterior beauty matches the interior beauty with seamless

transition. Les Jardins features central gardens, a walkable lifestyle, maintenance-free living, nature nearby, quick and convenient access, smart and sustainable, fitness at your fingertips, and quick access to Deerfoot Trail and Glenmore Trail. It is located 20 minutes from downtown, minutes from the Bow River and pathway system, and within walking distance to shopping, dining, and amenities. Schedule your appointment today!