



**102, 255 Les Jardins Park SE  
Calgary, Alberta**

**MLS # A2293107**



**\$474,800**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	972 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 556

**Basement:** -

**LLD:** -

**Exterior:** Cement Fiber Board

**Zoning:** M-C1

**Foundation:** -

**Utilities:** -

**Features:** High Ceilings, Low Flow Plumbing Fixtures, Walk-In Closet(s)

**Inclusions:** Alexa & Ring Floodlight Camera, Curtains

**\*\* OPEN HOUSE EVERY SATURDAY FROM 2-4PM \*\*** Check out this amazing main floor, former showhome, corner unit located in Les Jardins by Jayman BUILT next to Quarry Park! As you step into this highly sought after main floor suite, you will be welcomed by the soaring ceiling heights (almost 10 FEET!), exclusive only to main and top floor units, and the foyer of your dreams with storage and space to hide all jackets and shoes of yours and your guests! As you walk around the corner you are greeted by the beautifully maintained dining room, living space and kitchen. With UPGRADED appliances like the Whirlpool Range, Fridge, Hood Fan and dishwasher, you'll be sure to enjoy family dinners from the comfort of your new home. Appreciate the ease of the extra-large peninsula for extra dining along side of the designated space for a 6-person dining table. Need more room? Bask in the SOUTH FACING windows in your new living area and enjoy easy access to the 36 ft WIDE, covered, wrap around patio that makes the summer months something to look forward to! Bring yourself back to relaxation by visiting the primary bedroom that includes an ensuite with a stand-up shower and the walk through his and hers closets with sliding doors to keep organizing simple. The secondary bedroom and 4 pc bathroom are perfect for any guests or family member needing a place to stay by offering space and privacy. 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, a private dog run only for residence, 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! Enjoy the condo life in luxury, book a showing!