



GRASSROOTS
REALTY GROUP

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46 Les Jardins Park SE
Calgary, Alberta

MLS # A2340770



\$549,900

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,357 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	-		
Lot Feat:	Greenbelt, Landscaped, Level, Low Maintenance Landscape, Many Trees, St		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 306
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Quartz Counters, Vinyl Windows		

Inclusions: None

Open house Saturday and Sunday Oct 4/5 10-1 pm Excellent value in this former Jayman showhome, ideally located in the sought-after community of Les Jardins. Thoughtful upgrades, quality finishes, and inviting outdoor spaces come together to create a bright, stylish, and highly functional home. Inside, the 10' main floor ceilings and 9' upper floor ceilings create an elevated, open feel throughout. Luxury vinyl plank flooring, designer carpet, oversized triple-pane windows, and abundant natural light enhance the home's upscale atmosphere in every season. The spacious estate-style kitchen is the centrepiece of the home, featuring stainless steel appliances, quartz countertops with a breakfast bar, oversized cabinetry, and an easy flow for entertaining or family gatherings. Upstairs, dual primary bedrooms with private ensuite bathrooms offer excellent flexibility for guests, roommates, or multi-generational living. Convenient upper-floor laundry adds everyday practicality. The large foyer and versatile multifunctional space with direct access to the oversized garage provide additional options for work, storage, hobbies, or lifestyle needs. The heated and insulated garage includes a built-in 220V plug for electric vehicle charging and comfortably accommodates two vehicles. Solar panels help reduce utility costs and are included. Outdoor living is equally impressive, with a spacious raised deck off the kitchen complete with a gas line for your BBQ and plenty of room to relax in the south sun. The impressive front courtyard, approximately 20' x 13', offers room for an outdoor lounging area large enough to accommodate friends and family. The central courtyard is inspired by a French provincial setting and features a fountain, pathways, park benches, green spaces, and an off-leash dog park. Residents of Les Jardins also enjoy access to the fitness facility in the adjacent

building. This exceptional location is close to shopping, restaurants, the Bow River Pathway, the new YMCA, commercial workspace, and the soon-to-be-upgraded Deerfoot Trail.