



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

139 Les Jardins Park SE
Calgary, Alberta

MLS # A2352447

\$477,000

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,353 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	Other	LLD:	-
Exterior:	Composite Siding, Other, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage		

Inclusions: N/A

WELCOME HOME! Designer style meets effortless, modern living in Quarry Park. Nestled in the beautiful complex of Les Jardins, this 3 story townhome is one worth looking at! You'll find a beautifully styled, move-in-ready townhome where bold finishes and design create a standout interior. The showpiece kitchen pairs rich navy cabinetry with warm brass/gold hardware, a striking marble-look backsplash, sleek stainless steel appliances and a generous island with an integrated sink and statement faucet. Light-toned vinyl plank flooring, crisp white walls and elegant feature wall paneling create a bright aesthetic that feels so inviting and livable. The open-concept main floor flows naturally between the kitchen, dining area and living room, with access to a private outdoor balcony for morning coffee or relaxed evenings. Upstairs, two spacious bedrooms each feature their own ensuite, while a walk-in closet in the primary bedroom and convenient upper-level laundry add everyday practicality. A double attached, tandem garage provides valuable parking and storage, completing this thoughtfully designed home. Set in Quarry Park, enjoy nearby pathways, green spaces, shopping, dining and convenient commuter connections with Deerfoot and Glenmore only minutes from the home. Residents of Les Jardins enjoy a range of community amenities, including a private fitness centre, visitor parking and an impressive two-acre central garden inspired by the grand gardens of France. Thoughtfully planned by Jayman, this distinctive complex combines beautiful outdoor spaces with a welcoming neighbourhood atmosphere and most importantly the condo fees are very affordable. Distinctive finishes, a functional layout and a polished, move-in-ready presentation make this a refreshing alternative to the ordinary townhome! Don't miss out on this upgraded stunner! Book

your showing today!