

## 85 Les Jardins Park SE Calgary, Alberta

**MLS # A2231666**



**\$540,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,416 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 209
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan		

**Inclusions:** n/a

This beautifully designed townhome offers the perfect blend of comfort, elegance, and functionality. Spanning three levels and over 1,400 sq ft of living space, this home features 2 spacious bedrooms, 2.5 bathrooms, and a single attached garage + Driveway. Step inside to discover sleek vinyl flooring throughout and a bright, welcoming entry level complete with a generous foyer and a versatile den—ideal for a home office or flex space. The main floor showcases a modern open-concept layout where the living room flows seamlessly into the dining area and kitchen. The contemporary kitchen features white cabinetry, quartz countertops, and stainless-steel appliances. Upstairs, you'll find two well-appointed bedrooms including a serene primary retreat with a 4-piece ensuite. A second full bathroom and a conveniently located laundry area complete the upper level, adding to the home's thoughtful design. Enjoy morning coffee or summer lounging on the private balcony. Additional highlights include central air conditioning for year-round comfort and solar panels that offer impressive energy efficiency and cost savings. Les Jardins offers a wealth of amenities, including a state-of-the-art fitness center, courtyard, outdoor gardens, and more. Located close to schools, shopping, parks, and playgrounds, this community is also a gateway to nature, with proximity to the Bow River, Carburn Park, and Fish Creek Park. With quick access to Glenmore Trail, commuting is effortless. This is the perfect family home in an unbeatable location—don't miss out. Book your private showing today!