



# 111 Les Jardins Park Calgary Alberta

\$659,111

Step into luxury living with this fully upgraded 1,634 sq. ft. townhouse, offering breathtaking, unobstructed views. Located in the heart of the Quarry Park business district in SE Calgary, this stunning home was previously Jayman's SHOW HOME and has NEVER been lived in, so you'll be the first to call it home. Boasting 3 spacious bedrooms, 2.5 bathrooms plus a bonus half bathroom in the garage and a heated tandem 2-car garage with an EV plug-in, this townhouse has over \$12,000 in upgrades, ensuring the highest quality living experience. Inspired by the Grand Gardens of France, residents can enjoy 70,000 sq. ft. of beautifully landscaped community gardens, a dedicated dog park, and a state-of-the-art fitness center. The main floor features luxurious Quartz countertops, durable luxury vinyl plank flooring, Moen fixtures, and sleek, upgraded stainless steel Whirlpool appliances. Deep blue cabinetry and James Hardie siding add to the sophisticated aesthetic, while a spacious laundry suite with Whirlpool washer and dryer provides added convenience. Energy-efficient features abound, including solar panels to reduce utility costs, a high-efficiency 2-stage furnace, a tankless hot water heater with built-in circulation pump and isolation kit, and triple-pane windows that ensure a comfortable indoor environment year-round. The kitchen seamlessly transitions into a bright and airy living room, illuminated by natural light from large windows. Step out onto the expansive balcony, which includes a gas line for easy BBQ access. Upstairs, you'll find three generously sized bedrooms, each offering ample closet space and plenty of natural light. Additional features include air conditioning, ensuring year-round comfort. This townhouse comes equipped with the latest smart home technology, including a Schlage smart lock on the front door, an Ecobee Alexa-enabled thermostat with voice con...

Primary Bedroom 10.67 Ft x 17.00 Ft  
 Bedroom 10.17 Ft x 14.25 Ft  
 Bedroom 9.08 Ft x 11.50 Ft  
 4pc Bathroom 7.92 Ft x 4.75 Ft  
 3pc Bathroom 9.83 Ft x 7.33 Ft  
 Other 6.92 Ft x 11.42 Ft

2pc Bathroom 6.83 Ft x 11.58 Ft  
 Dining room 16.50 Ft x 9.17 Ft  
 Living room 15.00 Ft x 13.75 Ft  
 Kitchen 11.17 Ft x 15.25 Ft  
 2pc Bathroom 2.75 Ft x 7.75 Ft  
 Laundry room 6.58 Ft x 7.67 Ft

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Listing Presented By:



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