



233 Les Jardins Park Calgary Alberta

\$567,900

Tucked into the garden-inspired community of Les Jardins in Douglasdale, this beautifully upgraded 3-bedroom, 2.5-bath townhome offers more than just a place to live, it offers a lifestyle designed around comfort, connection, and effortless everyday living. Imagine starting your morning in a sun-filled, open-concept main floor where Luxury Vinyl Plank flooring flows seamlessly beneath your feet. The kitchen becomes the heart of the home, finished with elegant quartz countertops, sleek stainless steel LG appliances, under-cabinet lighting, and thoughtful added cabinetry that enhances both function and style. Whether you're preparing a quiet breakfast or hosting friends for dinner, the space feels refined yet welcoming. Smart lighting, powered blinds, and clean behind-the-wall TV wiring create a modern, clutter-free atmosphere that feels both polished and peaceful. A standout feature of the main level is the dedicated laundry room, thoughtfully designed with added cabinetry and countertop space for exceptional storage and organization. Upstairs, three well-appointed bedrooms offer restful retreats, while the primary suite provides the comfort and privacy you crave at the end of a busy day. Triple-pane windows and enhanced Core Performance construction ensure year-round efficiency with Solar Panel and quiet comfort, complemented by central A/C and a tankless hot water system with a circulation pump add everyday convenience. The attached heated tandem garage, complete with epoxy flooring, storage racks, and EV rough-in, makes Calgary winters effortless while offering practical storage solutions. Every detail, from the phantom screen door to the patio door blind insert has been carefully considered, with over \$20,000 in upgrades enhancing both function and finish. Beyond your front door, Les Jardins invites you into a lifestyle inspired by the grand garden with over 70,...

Foyer 9.17 Ft x 3.83 Ft
 Furnace 13.92 Ft x 6.75 Ft
 Living room 15.17 Ft x 12.25 Ft
 Kitchen 16.67 Ft x 11.17 Ft
 Dining room 11.33 Ft x 9.08 Ft
 Laundry room 7.67 Ft x 6.33 Ft

Primary Bedroom 11.50 Ft x 10.67 Ft
 Other 8.50 Ft x 4.00 Ft
 3pc Bathroom 7.83 Ft x 7.83 Ft
 Bedroom 11.50 Ft x 9.08 Ft
 Bedroom 12.08 Ft x 9.00 Ft
 4pc Bathroom 7.92 Ft x 4.92 Ft

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