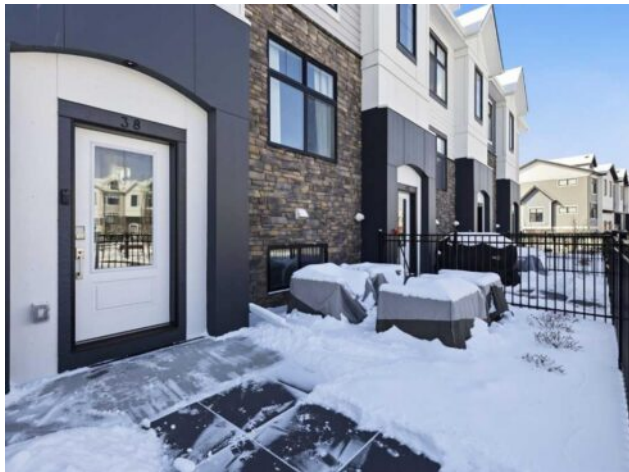


38 Les Jardins Park SE
Calgary, Alberta

MLS # A2298166



\$609,900

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,384 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Heat Pump	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Walk-In Closet(s)

Inclusions: Curtains in primary bedroom & on main floor.

OPEN HOUSE SATURDAY, APRIL 4TH FROM 11 AM - 1 PM. Located in Douglasdale's sought after Les Jardins community, this impeccably finished and stylish 2 bedroom, 2.5 bath townhome with a double attached garage offers exceptional convenience—just minutes from the shops and services of Douglas Square and Quarry Park. The open and airy main level features vinyl plank flooring and high ceilings, creating a bright, welcoming atmosphere. A spacious living area flows seamlessly into the beautifully appointed kitchen, complete with quartz countertops, a large island with eating bar, generous cabinetry, and stainless steel appliances. The adjacent dining area is ideal for family meals or entertaining. A 2 piece powder room completes the main floor. Upstairs, you'll find two well sized bedrooms, a 4 piece bath, and convenient laundry facilities. The primary bedroom includes a walk through closet leading to a private 4 piece ensuite. The second bedroom enjoys direct access to the main bath, offering a thoughtful semi ensuite layout. The lower level, with direct garage access, features a versatile flex space—perfect for a home office, fitness area, or cozy media room. Additional highlights include central air conditioning, Smart Home technology, a sunny south facing balcony, and a charming front patio overlooking the community's 2 acre central garden. Residents of Les Jardins enjoy outstanding amenities, including a state of the art fitness centre with outdoor terrace, a dedicated dog park, and a community garden. Schools, shopping, public transit, and the scenic Bow River pathway system, Fish Creek Provincial Park, and Carburn Park are all close by, with quick access to Deerfoot and Glenmore Trails for effortless commuting.