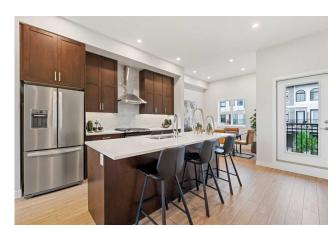


## 120 LES JARDINS Park, Calgary T2E 6J5

MLS®#: A2104903 Area: Douglasdale/Glen Listing 02/01/24 List Price: **\$646,900** 

Status: Active Calgary Change: County: +\$13k, 07-May Association: Fort McMurray

Date:



**General Information** 

Residential Prop Type: Sub Type:

City/Town: Year Built: 2022

Lot Sz Ar: Lot Shape:

Lot Information

Row/Townhouse Calgary

Finished Floor Area Abv Saft:

Low Sqft: Ttl Sqft:

1,358

1,358

<u>Parking</u>

DOM

109

Layout

Beds:

Baths:

Style:

Ttl Park: 2 2 Garage Sz:

2 (2)

2.5 (2 1)

3 Storey

Access:

Lot Feat: See Remarks

Park Feat: Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated Garage

## Utilities and Features

Roof: **Asphalt Shingle** 

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: Courtyard Construction:

Cement Fiber Board, Stone, Wood Frame

Flooring:

Carpet, Vinyl Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Dryer, Gas Range, Microwave, Oven, Range Hood, Refrigerator, Tankless Water Heater, Washer

Int Feat: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)

**Utilities:** 

## Room Information

Room Level <u>Dimensions</u> Room Level **Dimensions** Laundry Second 4`3" x 4`1" **Dining Room** Second 9`1" x 8`0" Kitchen Second 13`3" x 12`6" **Living Room** Second 11`2" x 12`2" **Bedroom - Primary** Third 11`3" x 10`10" 4pc Ensuite bath Third 5`0" x 10`0" 7`5" x 8`2" 11`2" x 12`7" 5pc Ensuite bath Third **Bedroom - Primary** Third 2pc Bathroom 5`3" x 5`1" Second

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$234 Fee Simple M-C1
Fee Freq:

Monthly

Legal Desc: **2110851** 

Remarks

Pub Rmks:

BRAND NEW Townhome Quick Possession homes with NEW 2024 PRICING \*\* LOVE YOUR LIFESTYLE! Les Jardins by Jayman BUILT next to Quarry Park. Inspired by the grand gardens of France, you will appreciate the lush central garden, Les Jardins. Escape here to connect with Nature, colorful blooms, and vegetation in this gorgeous space. Ideally situated within steps of Quarry Park, you will be more than impressed. Welcome home to an attached-heated garage, 70,000 square feet of community gardens, a proposed Fitness Centre, a Dedicated dog park for your fur baby, and an outstanding OPEN FLOOR PLAN with unbelievable CORE PERFORMANCE. You are invited into a thoughtfully planned 2 Primary Bedroom home, each with its very own en suite, boasting QUARTZ COUNTERS throughout, sleek stainless steel upgraded WHIRLPOOL APPLIANCES, including GAS RANGE and CONVECTION OVEN, chimney hood fan, and built-in microwave, Luxury Vinyl Plank Flooring on the main, James Hardie siding, Moen Fixtures, Tankless Water Heater with built-in circulation pump and isolation kit, Ecobee Alex-enabled thermostat with voice control and remote sensor, A/C roughed in, Triple Pane Windows, LED flush mount lighting package and LED undercabinet lighting in kitchen and your very own in-suite WASHER AND DRYER. BONUS: EV Rough in plug! Offering a lifestyle of easy maintenance where the exterior beauty matches the interior beauty with seamless transition. Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Les Jardins features Central Gardens, a Walkable Lifestyle, Maintenance Free Living, Built for your Lifestyle, Nature Nearby, Quick and Convenient Access, Smart and Sustainable, Fitness at your fingertips, and quick access to Deerfoot Trail and Glenmore Trail. Nothing Compares!

Inclusions: N/

Property Listed By: Jayman Realty Inc.

## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



