



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**120 LES JARDINS Park, Calgary T2E 6J5**

MLS®#: **A2104903**

Area: **Douglasdale/Glen**

Listing Date: **02/01/24**

List Price: **\$646,900**

Status: **Active**

County: **Calgary**

Change: **+\$13k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,358**  
Low Sqft:  
Ttl Sqft: **1,358**

DOM

**109**

Layout

Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**See Remarks**

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

Legal/Tax/Financial

Condo Fee:  
**\$234**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

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:  
Property Listed By:

**N/A**  
**Jayman Realty Inc.**

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













