



THE
A-TEAM

**RE/MAX
FIRST**

215 LES JARDINS Park, Calgary T2E 6J5

MLS®#: **A2137849** Area: **Douglasdale/Glen** Listing Date: **06/10/24** List Price: **\$623,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2023**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,685**
 Low Sqft:
 Ttl Sqft: **1,685**

See Remarks
Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated Garage, Tandem

DOM

110
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

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, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Second	6`9" x 5`6"	Dining Room	Second	12`9" x 9`1"
Kitchen	Second	11`1" x 16`3"	Living Room	Second	15`2" x 12`4"
Bedroom - Primary	Third	10`8" x 11`5"	4pc Ensuite bath	Third	7`9" x 7`6"
4pc Bathroom	Third	7`9" x 5`0"	Bedroom	Third	9`0" x 11`6"
Bedroom	Third	10`2" x 11`1"	2pc Bathroom	Second	6`0" x 3`0"
Walk-In Closet	Third	4`0" x 8`5"			

Legal/Tax/Financial

Condo Fee:
\$238

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **2110851**

Remarks

Pub Rmks: **** ALERT - NEW MORTGAGE INFO ** This home qualifies for the 30-year amortization for first-time buyers' mortgages ** Jayman Financial Brokers now available to sign-up ** **BRAND NEW Townhome Quick Possession homes** HEATED TANDEM ATTACHED GARAGE * EXTRA PACKAGE * 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 stunning and ready to use, Fitness Centre, a Dedicated dog park for your fur baby, and an outstanding OPEN FLOOR PLAN with unbelievable CORE PERFORMANCE. You are invited in to a thoughtfully planned 3 Bedroom, 2.5 Bath beautiful Town Home boasting QUARTZ COUNTERS throughout, sleek upgraded stainless steel WHIRLPOOL APPLIANCES package, Luxury Vinyl Plank Flooring on the main, James Hardie siding, Moen Fixtures, Tankless Water Heater with built-in circulation pump and isolation kit, Ecobee Alexa-enabled thermostat with voice control and remote sensor, Schlage Smart Lock on front door, Smart switches, A/C Roughed In, Triple Pane Windows, LED flush mount lighting package and LED undercabinet lighting in kitchen and your very own in-suite Whirlpool front load WASHER AND DRYER. ADDITIONAL FEATURES: White cabinetry package, QUARTZ counter tops throughout, Upgraded Shower Package, full driveway with landscaped and fenced yard, undermount bathroom sink, EV rough-in plug, and contemporary Lighting package. Offering a lifestyle of easy maintenance where the exterior beauty matches the interior beauty with seamless transition. 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/A**
Property Listed By: **Jayman Realty Inc.**

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







