

215 LES JARDINS Park, Calgary T2E 6J5

MLS®#: A2137849 Area: Douglasdale/Glen Listing 06/10/24 List Price: **\$623,900**

Status: **Pending** Calgary County: Change: None Association: Fort McMurray

Date:

General Information

Sub Type: Row/Townhouse

City/Town: Calgary Year Built: 2023 Lot Information

Lot Sz Ar: Lot Shape:

Access:

Lot Feat:

Park Feat:

DOM Residential Prop Type:

110 Layout Finished Floor Area Beds:

3 (3) Abv Saft: Baths: 2.5 (2 1) 1,685 Low Sqft: Style: 3 Storey

Ttl Sqft: 1.685

<u>Parking</u>

Ttl Park: 2 2 Garage Sz:

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

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 <u>Dimensions</u> 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" 7`9" x 5`0" 4pc Bathroom Third Bedroom Third 9`0" x 11`6" **Bedroom** Third 10`2" x 11`1" 2pc Bathroom 6'0" x 3'0" Second Walk-In Closet Third 4`0" x 8`5"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$238 Fee Simple M-C1
Fee Freq:

Monthly

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

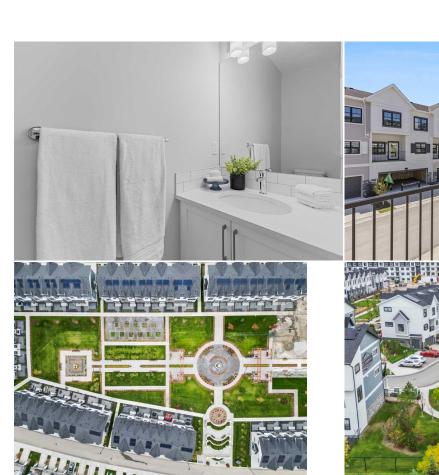
Inclusions: N/A

Property Listed By: Jayman Realty Inc.

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













LES JARDINS

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