



**124 Les Jardins Park SE
Calgary, Alberta**

MLS # A2104888



\$652,900

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,358 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 234
Basement:	See Remarks	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water		

Inclusions: N/A

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 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 3 Bedroom, 2.5 Bath plus DEN beautiful, DOUBLE ATTACHED GARAGE with COURTYARD VIEW Town Home boasting QUARTZ COUNTERS throughout, sleek stainless steel WHIRLPOOL APPLIANCES, 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 a 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 WASHER AND DRYER. 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!