



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

**MLS # A2137849**



**\$623,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,686 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 238
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water		
<b>Inclusions:</b>	N/A		

**\*\*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. 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! 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!