



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2197523**



**\$540,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,503 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Desert Back		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 223
<b>Basement:</b>	Finished, See Remarks, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Tankless Hot Water, Vinyl Windows		

**Inclusions:** Wall safe

FRONT GARAGE with OFFICE at the back with ground level WALKOUT to fenced 'no maintenance' patio/ back yard. IDEAL FOR INDEPENDENT SINGLES (2 Ensuites). Lovely contrasting plank flooring, quartz counter tops, triple glazed windows, tankless hot water, natural gas barbecue hookup and many more extras. Includes all appliances (upgraded fridge and stove) as viewed including wall SAFE, and convenient CODED front door locking system. Solar panels, R/I for EV and AC. North edge location backing onto complex perimeter fencing and 2 doors down from guest parking. A Jayman project at its finest. NOTE: Townhome has front and back walk-in doors.