



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2212868**



**\$649,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,383 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 258
<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>	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Tankless Hot Water, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Step into luxury living with this fully upgraded 1,621 square foot END UNIT townhouse in the heart of Quarry Park, SE Calgary. This stunning home boasts three spacious bedrooms, two and a half bathrooms, and a heated two-car garage with an EV plug-in and full size driveway. Over \$12,000 in upgrades ensure the highest quality living experience. Inspired by the Grand Gardens of France, residents can enjoy 70,000 square feet of beautifully landscaped community gardens, a dedicated dog park, and a state-of-the-art fitness centre. The main floor features luxurious Quartz countertops, durable luxury vinyl plank flooring, Moen fixtures, and sleek, upgraded stainless steel appliances. Gorgeous cabinetry and James Hardie siding add to the sophisticated aesthetic. A spacious laundry room with a washer and dryer provides added convenience. Energy-efficient features abound, including solar panels to reduce utility costs, a high-efficiency two-stage furnace, a tankless hot water heater with a built-in circulation pump and isolation kit, and triple-pane windows that ensure a comfortable indoor environment year-round. The kitchen seamlessly transitions into a bright and airy living room, illuminated by natural light from large windows. Step out onto the expansive balcony, which includes a gas line for easy BBQ access. Upstairs, you'll find three generously sized bedrooms, each with ample closet space and plenty of natural light. Additional features include air conditioning, ensuring year-round comfort. This townhouse comes equipped with the latest smart home technology, including a Schlage smart lock on the front door, an Ecobee Alexa-enabled thermostat with voice control and remote sensor, a linear garage door opener, and a Ring doorbell with Alexa compatibility. Modern LED flushmount lighting, under-cabinet LED strip lighting in the kitchen, and smart switches

complete the high-tech experience. Conveniently situated near Deerfoot, Glenmore, and Stoney Trail, your daily commute will be a breeze. With lawn care, snow removal, and window washing taken care of, you'll have more time for what truly matters. Nearby amenities include a state-of-the-art YMCA, a child development centre, Calgary Co-op, and Riverbend CBE School—all within walking distance. Enjoy easy access to Chinook Mall and the Bow River walkways for outdoor recreation. With this beautiful home, so much is offered, don't miss out on this opportunity!