

**94 LES JARDINS Park SE  
Calgary, Alberta**

**MLS # A2167713**



## \$658,000

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,615 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		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 238
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

<b>Inclusions:</b>	N/A
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BRAND NEW Townhome Quick Possession homes\*\* DOUBLE ATTACHED GARAGE \* SHOWROOM DECORATION CONDITION\* 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 in this gorgeous space. Ideally situated within steps of Quarry Park, you will be more than impressed. attached DOUBLE garage, 70,000 square feet of community gardens, a stunning and ready to use, Fitness Centre, a Dedicated dog park for your pet, 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 gas stove 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, this house with central air condition, Triple Pane Windows, LED flush mount lighting package and LED and your very own in-suite Whirlpool front load WASHER AND DRYER. ADDITIONAL FEATURES: cabinetry package, QUARTZ counter tops throughout, Upgraded Shower Package, finished third level can easy convert to a forth bedroom 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 to Deerfoot Trail and Glenmore Trail.