

\$624,900 - 34 Les Jardins Park Se, Calgary

MLS® #A2153065

\$624,900

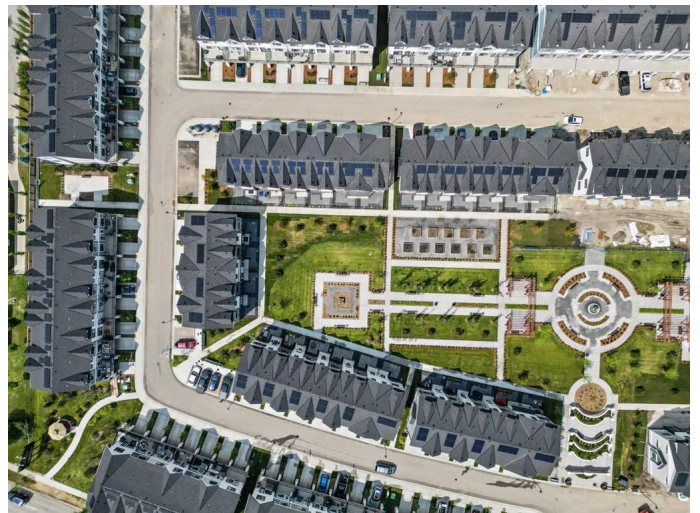
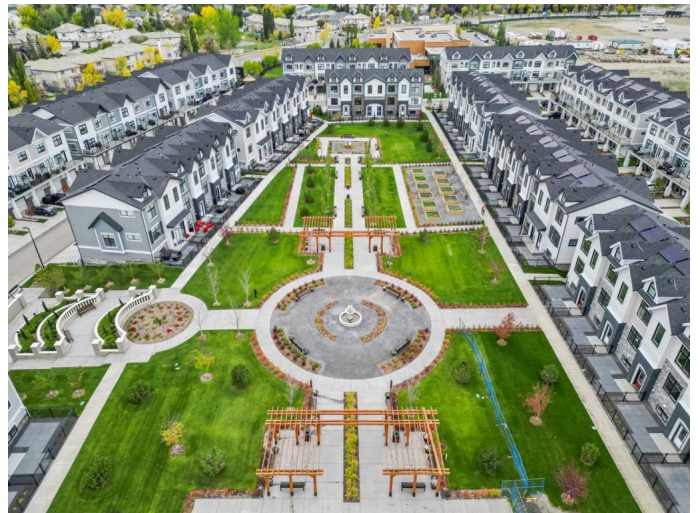
3 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

**** ALERT â€“ NEW MORTGAGE INFO **** This home qualifies for the 30-year amortization for first-time buyers' mortgages **** Jayman Financial Brokers now available to sign-up ****

****BRAND NEW TOWNHOME IN UPSCALE LES JARDINS** DOUBLE ATTACHED GARAGE**FACING GREENSPACE** 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 a **DOUBLE ATTACHED HEATED GARAGE**, 70,000 square feet of community gardens, a state-of-the-art Fitness Centre, 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 plus DEN beautiful stunning home, **DOUBLE ATTACHED GARAGE** with **COURTYARD VIEW** Town Home boasting **QUARTZ COUNTERS** throughout, sleek stainless steel **UPGRADED WHIRLPOOL APPLIANCES** with **GAS RANGE** and chimney hood fan and built-in microwave with trim kit. **Luxury Vinyl Plank Flooring**, **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 Rough In, Triple Pane Windows, LED flush mount lighting package and LED undercabinet lighting in kitchen and your very own in suite WASHER AND DRYER. ADDITIONAL FEATURES: EV Rough-in plug, upgraded satin sleet cabinets, QUARTZ counter tops through out and rich black hardware compliment the space. 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!

Built in 2021

Essential Information

MLS® #	A2153065
Price	\$624,900
Sold Price	\$623,754
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,367
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	34 Les Jardins Park Se
Subdivision	Douglasdale/Glen

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5V3

Amenities

Amenities	Community Gardens, Fitness Center
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Courtyard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 27th, 2024
Date Sold	August 30th, 2024
Days on Market	34
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Jayman Realty Inc.
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