



GRASSROOTS
REALTY GROUP

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158 Les Jardins Park SE
Calgary, Alberta

MLS # A2308653



\$609,990

Division:	Douglasdale/Glen		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,328 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Concrete Driveway, Double Garage Attac		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Townhouse right on the park with 3 bedrooms + den, 2.5 bathrooms, double attached garage and double driveway that accommodates 4 vehicles! Les Jardins by Jayman has a high-level spec: Hardie Board exterior, solar panels, hot water on demand, 9’ ceiling basement and second level with 10’ ceiling main level, triple pane windows. Additional upgrades to this unit include custom window coverings and central air conditioning. The development has a good sense of community due to the central gardens and dog park. Use of the fitness centre in the apartments is available. The garage has a heater and is roughed in for electric charging. Outdoor areas include a main level balcony off the back with natural gas service for a barbecue and large front patio that is directly on the park. The floor plan offers a w/o basement level den, main level open concept living/dining/kitchen with a nook and 2-piece washroom. Master bedroom with park view, 3-piece ensuite and walk-in closet; second level laundry closet; two additional bedrooms and 4-piece bathroom.