

# \$649,900 - 228 Les Jardins Park Se, Calgary

MLS® #A2212868

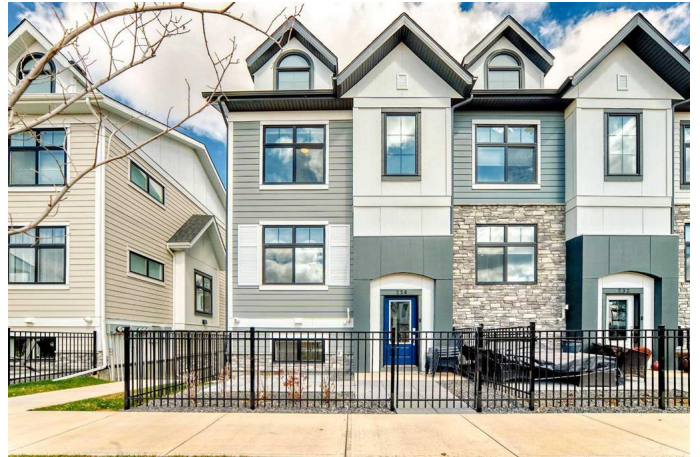
**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,383 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

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, youâ€™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 Schoolâ€”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, donâ€™t miss out on this opportunity!

Built in 2022

**Essential Information**

MLS® #	A2212868
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,383
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	228 Les Jardins Park Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5V3

### **Amenities**

Amenities	Fitness Center, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	See Remarks

### **Exterior**

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

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	28
Zoning	M-C1

### **Listing Details**

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