

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

MLS® #A2212868

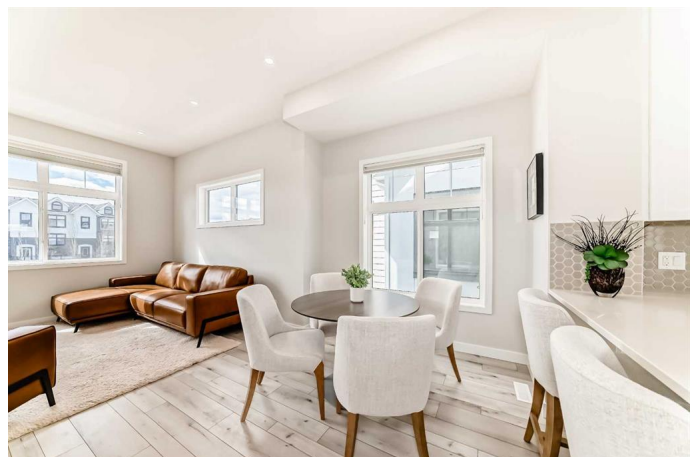
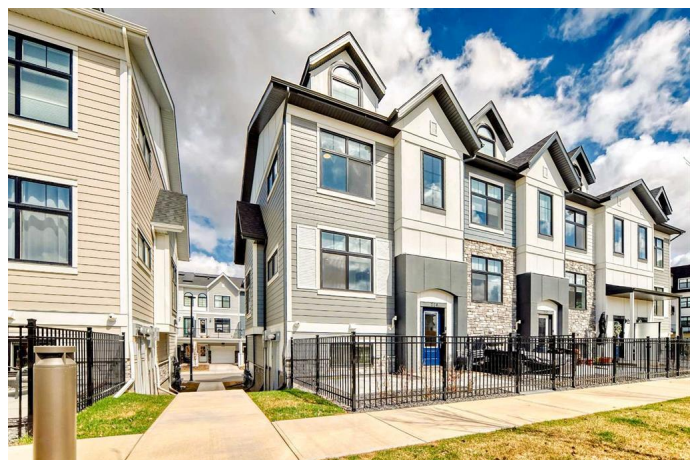
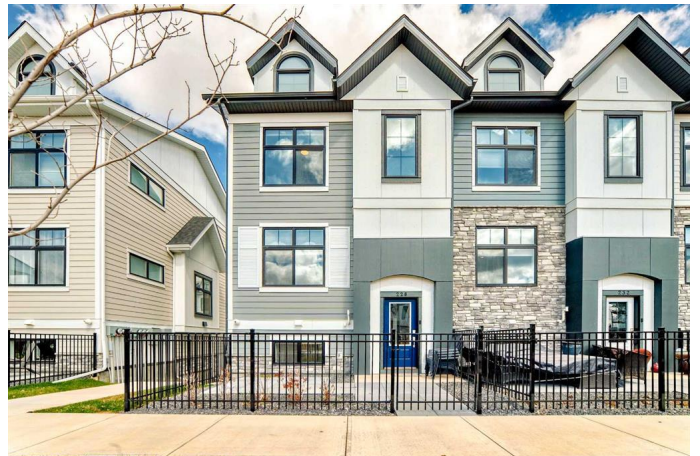
**\$649,900**

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, Tankless Hot Water, Vinyl Windows                  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings |
| 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 | 16               |
| Zoning         | M-C1             |

### Listing Details

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