



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

149 Arbour Lake Court NW
Calgary, Alberta

MLS # A2344967



\$589,999

Division:	Arbour Lake		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,391 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 229
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 149 Arbour Lake Court NW, a brand new Metro Tailored 18 townhome by Cantiro Homes, offering 1,391 sq. ft. of thoughtfully designed living space across three above-ground levels in the sought-after lake community of Arbour Lake. Facing green space and featuring a double attached garage, this 3 bedroom, 2.5 bathroom home combines modern design with a functional layout and low-maintenance lifestyle. The ground level welcomes you with a spacious mudroom and versatile flex room, ideal for a home office, workout space, or additional sitting area, along with direct access to the garage. Upstairs, the bright and open main living level is highlighted by oversized windows and a comfortable flow between the living and dining areas. The contemporary kitchen is anchored by a large island with seating and offers plenty of workspace along with an impressive walk-in pantry, providing excellent storage for everyday living. A convenient half bath completes this level. The upper floor features all three bedrooms, including a spacious primary suite with a walk-in closet and private ensuite. Two additional bedrooms share the main bathroom, while upper-floor laundry adds everyday convenience. With oversized windows throughout, flexible living space, abundant storage, a double attached garage, and a desirable position facing green space, this home offers an excellent combination of comfort and practicality. Located in the award-winning community of Arbour Lake, residents enjoy year-round lake access along with nearby parks, walking paths, schools, shopping, restaurants, and convenient access to Crowchild Trail, Stoney Trail, and the Crowfoot LRT. A fantastic opportunity to own a brand new Cantiro home in one of northwest Calgary's most established lake communities.

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