



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

120 Arbour Lake Court NW
Calgary, Alberta

MLS # A2348613

\$477,645

Division:	Arbour Lake		
Type:	Residential/Other		
Style:	2 Storey		
Size:	14,193 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 156
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: None

****IMMEDIATE POSSESSION AVAILABLE!**** Discover modern living in the sought-after lake community of Arbour Lake with the beautifully designed Metro Sky 18 by Cantiro Homes. Offering over 1,300 sq. ft. of thoughtfully planned living space, this stylish townhome combines contemporary finishes, everyday functionality, and the convenience of a low-maintenance lifestyle. Step inside to a bright and inviting main floor where oversized windows fill the open-concept living spaces with natural light. The thoughtfully designed kitchen serves as the heart of the home, featuring sleek stainless steel appliances, ample cabinetry, generous counter space, and a functional layout that makes both everyday meals and entertaining effortless. The dedicated dining area provides the perfect setting for gathering with family and friends, while the spacious living room, enhanced by beautiful corner windows, offers a comfortable place to unwind. A convenient 2-piece powder room and additional storage complete the main level. Upstairs, you'll find three generously sized bedrooms designed with comfort and practicality in mind. The spacious primary retreat offers a peaceful escape, complete with a private ensuite and its own balcony, perfect for enjoying your morning coffee or relaxing at the end of the day. Two additional bedrooms provide flexibility for family, guests, or a home office, while a full 4-piece bathroom and conveniently located upper-floor laundry make daily routines that much easier. Outside, enjoy the benefits of low-maintenance landscaping and convenient surface parking, making this property an excellent choice for busy professionals, growing families, first-time buyers, or those looking to simplify their lifestyle without compromising on comfort. Located in the established and highly desirable community of Arbour Lake, this home offers access to an

exceptional range of amenities. Enjoy the lifestyle that comes with living in Calgary's only northwest lake community, where swimming, paddleboarding, fishing, and year-round recreational activities are part of the experience. Scenic walking pathways, nearby parks, schools, and convenient access to Crowfoot Crossing provide shopping, restaurants, entertainment, and everyday essentials just minutes away. With nearby transit connections and easy access to major roadways, commuting throughout Calgary is convenient. Modern design, an unbeatable lake community lifestyle, and immediate possession — this is an opportunity you won't want to miss. Welcome home to the Metro Sky 18 by Cantiro Homes!