



GRASSROOTS
REALTY GROUP

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74 Arbour Lake Court NW
Calgary, Alberta

MLS # A2226153



\$434,118

Division:	Arbour Lake		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,006 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 148
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: NA

Step into this beautifully designed, newly built 3-level townhome by Cantiro—offering the perfect blend of comfort, style, and nature. Located in the sought-after lake community of Arbour Lake, this 2-bedroom, 1.5-bath home backs directly onto peaceful green space and showcases expansive triple-paned windows that flood each level with natural light. The entry level features a welcoming mudroom, a convenient two-piece bathroom, and access to the single attached garage with an oversized overhead door. On the main floor, enjoy a bright and open layout with spacious living and dining areas and a contemporary kitchen—ideal for everyday living and entertaining. Upstairs, you’ll find two generously sized bedrooms, a full four-piece bathroom, and upper-floor laundry for added convenience. With luxury vinyl plank flooring, quartz countertops, professionally curated interior finishes, and rough-ins for both air conditioning and a BBQ gas line, this home is move-in ready and waiting for your personal touch. Enjoy low-maintenance living with exclusive access to year-round lake amenities—all in a peaceful setting that backs onto green space. (PLEASE note* photos are of similar models but there are not an exact replication of the home)