

**858 Arbour Lake Road NW**  
**Calgary, Alberta**
**MLS # A2226139**

**\$461,368**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 162
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** NA

Grand Opening of our new Show Homes&nbsp;on&nbsp;Saturday, September 13th from 11 AM to 3 PM! Step into a new chapter of life with the Metro Sky 18, a canvas for your dreams and aspirations. Whether you're embarking on a career, venturing into homeownership, or seeking to right-size, this townhome offers affordability and flexibility, opening doors to endless possibilities. Experience the true essence of homeownership with two floors of living space, oversized windows, beautiful finishes and an awesome location this townhome sets the stage for your next chapter. Indulge in the thoughtful features, from the spacious patio to the expansive kitchen island and convenient upper floor laundry facilities. With three bedrooms, ample storage space, and a titled parking stall, this townhome is designed to meet the needs of modern living while allowing you to create your masterpiece. Located in one of Calgary's Best neighbourhoods Arbour Lake has it all! A pristine lake brimming with rainbow trout, neighbourhood parks, spectacular mountain views, a regional bike and walkway path carved through rolling hills. Swimming, boating, fishing, ice skating, community events&nbsp;and much more. Your activities are only limited by your imagination. As Northwest Calgary's only lake community, Arbour Lake offers a quality of living that is truly unparalleled. Photos are representative of the property being built.