



## 63 Arbour Lake Court Calgary Alberta

\$622,545

Welcome to Ashford, a boutique condominium residence thoughtfully tucked into the serene and established community of Arbour Lake. Located in one of Calgary's most desirable neighbourhoods, this beautifully designed building offers an exceptional living experience. Residents will enjoy proximity to picturesque Arbour Lake with exclusive lake access, breathtaking mountain views, scenic walking trails, and a welcoming community atmosphere. Ashford offers both convenience and style, just a five-minute drive from grocery stores, shopping, boutique fitness studios, and a wide range of dining and entertainment options. This thoughtfully designed BROADWAY Unit offers 1321 sq.ft. (Architectural Measurement) and 1225 sq.ft. (RMS Measurement) of amazing single level living designed space, featuring 2 bedroom + den/flex room, 2 full spa inspired bathrooms, chef designed kitchens, large outdoor living space, and one titled underground parking stall. Crafted with sophistication in mind, the interior boasts quartz countertops, a designer tile backsplash, custom cabinetry, stainless steel appliances, and in-suite laundry - additional upgrades such as fireplace and air conditioning options are available. Developed by Cove Properties, one of Calgary's premier multifamily developers known for their commitment to quality construction, Ashford exemplifies excellence in every detail. This building is about to commence construction (pre-sale), occupancy is slated btw the 4th quarter of 2026 to 1st quarter of 2027. The photos are not of the actual unit, but of previous show suites and represent the finishing standards and quality of the Ashford building. Buyers still have the opportunity to select finishes and personalize their home at this stage. RMS measurements are based on architectural drawings, with final legal plan and property taxes yet to be confirmed. Do not miss this opport...

Kitchen 15.42 Ft x 8.58 Ft

Great room 26.08 Ft x 15.25 Ft

Primary Bedroom 13.42 Ft x 11.33 Ft

Other 6.92 Ft x 4.42 Ft

4pc Bathroom 8.58 Ft x 8.25 Ft

Bedroom 12.33 Ft x 10.42 Ft

4pc Bathroom 10.42 Ft x 4.92 Ft

Office 8.50 Ft x 7.50 Ft

Laundry room 6.25 Ft x 6.17 Ft

Listing Presented By:



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