

ATLANTIS II

1086 Kitigan Grove, Kanata



Kanata Lakes

Phase 9 / Lot 171 / Block 22

3 Bedroom and 2.5 Bath with Loft Layout

2,433 SQ FT

~~\$899,900~~ **\$874,900**

Contact

Leigh-Ann Shearer - Sales Consultant

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613-822-2190

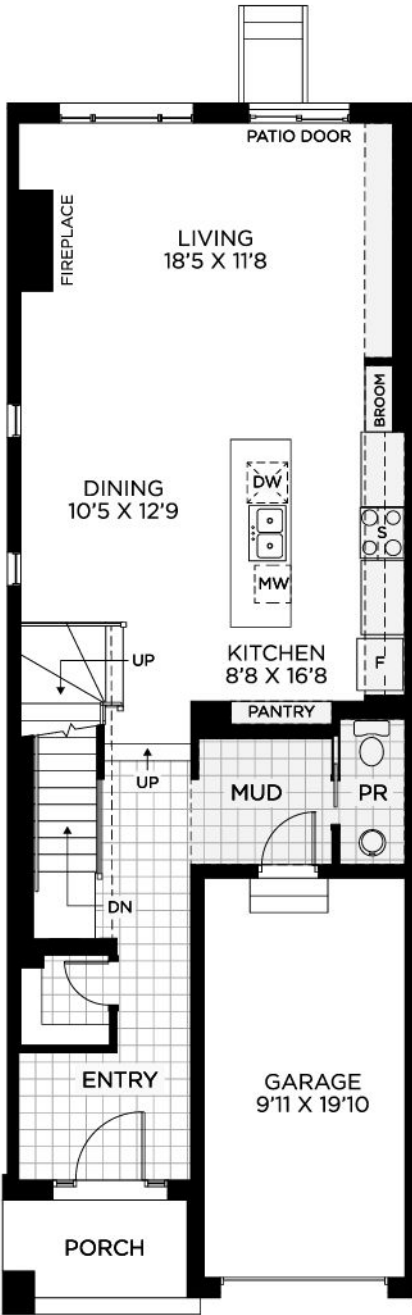
Move In Soon Townhome (Spring 2026)

- Designer Finishes - End Unit
- Private Driveway **premium of \$5k - included in selling price**
- Hardwood stairs from main to bedroom floor
- Dual threshold shower base with glass return panel and free-standing tub in bath 1
- Additional pot lights in living room
- Upgraded quartz in kitchen and bath 1
- Upgraded kitchen sink and faucet
- Upgraded hood fan with cabinet box
- Cabinetry modifications including filler boxes and square furniture kick on kitchen island
- Upgraded vanity in bath 1

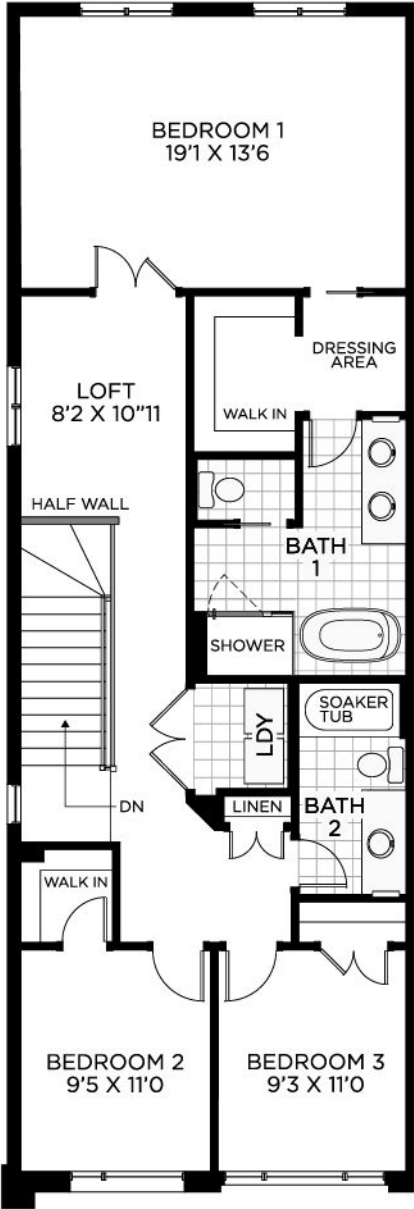
Net-Zero Ready

Urbandale is paving the way to create resilient, comfortable, and low carbon communities in the Capital region. Net Zero Ready homes are optimized with technology that ensures comfort, lower cost of home ownership, exceptional air quality, durability, and helps offset energy costs.

GROUND FLOOR



BEDROOM FLOOR



BASEMENT

