

\$1,475,000 - 409, 15 Cougar Ridge Landing Sw, Calgary

MLS® #A2182358

\$1,475,000

3 Bedroom, 3.00 Bathroom, 2,330 sqft
Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to luxury living at The Views, where this top-floor 3-bedroom unit offers a blend of modern elegance and timeless design. Constructed with concrete and steel, this state-of-the-art building stands as a testament to enduring quality. Step inside and immerse yourself in the inviting ambiance illuminated by floor-to-ceiling windows that bathe the space in natural light. The open-concept layout seamlessly integrates the living, dining, and kitchen areas, fostering an ideal environment for entertaining. The kitchen, a haven for culinary enthusiasts, boasts a spacious island, ample quartz countertops, and top-of-the-line Wolf appliances, including an induction stove top with the option to switch to gas, a built-in microwave, dishwasher, wall oven, and subzero fridge. Additional storage is provided by the generously sized walk-in pantry. In the living room, a cozy electric fireplace offers solace during Calgary's colder months, while a large entertaining patio beckons with a convenient gas line for barbecues. A 2-piece bathroom caters to guests with ease. On one side of the unit lies the luxurious owner's retreat, featuring a private sitting area, balcony with mountain views, expansive walk-in closet, and a stunning 5-piece ensuite. On the opposite side, two more spacious bedrooms, each boasting walk-in closets, are complemented by a shared 4-piece bathroom and a convenient laundry room equipped with a sink and ample storage. An additional room serves as the perfect home office. This unit



also includes two side-by-side titled parking stalls, a storage locker, and an extra storage bin for added convenience. The award-winning building offers amenities such as a heated driveway leading to the parkade, a gym with a golf simulator and sauna, a secure bike room, lounges on every floor, an owner's lounge, and a two-level outdoor terrace boasting panoramic river and city views. Residents can enjoy the BBQ area, an outdoor fireplace with lounge seating, and access to city pathways for leisurely strolls and bike rides. Ideally situated near parks, schools, walking paths, public transportation, and enveloped by an environmental reserve, this residence epitomizes upscale urban living at its finest.

Built in 2021

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2182358 |
| Price | \$1,475,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,330 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Low-Rise(1-4) |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 409, 15 Cougar Ridge Landing Sw |
| Subdivision | Patterson |
| City | Calgary |
| County | Calgary |
| Province | Alberta |

Postal Code T3H 6C3

Amenities

Amenities Bicycle Storage, Elevator(s), Fitness Center, Other, Parking, Recreation Facilities, Visitor Parking, Picnic Area, Party Room, Secured Parking, Storage

Parking Spaces 2

Parking Titled, Underground, Side By Side

of Garages 2

Interior

Interior Features Ceiling Fan(s), Closet Organizers, No Smoking Home, Built-in Features

Appliances Built-In Oven, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer

Heating Natural Gas, Fan Coil

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

of Stories 4

Exterior

Exterior Features Balcony

Roof Membrane, Rubber

Construction Stone, Metal Frame, Metal Siding

Foundation Poured Concrete

Additional Information

Date Listed January 9th, 2025

Days on Market 64

Zoning M-C1 d72

Listing Details

Listing Office eXp Realty

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