

\$1,495,000 - 110, 15 Cougar Ridge Landing Sw, Calgary

MLS® #A2201555

\$1,495,000

3 Bedroom, 3.00 Bathroom, 2,822 sqft
Residential on 0.00 Acres

Patterson, Calgary, Alberta

THE OPPORTUNITY OF A LIFETIME TO LIVE IN THIS INCREDIBLE, PRESTIGIOUS CONDO IN THE COVETED BUILDING, THE VIEWS. AN EXCEPTIONAL COMBINATION OF HIGH END LUXURY LIVING WITH SIMPLY UNBELIEVABLE VALUE! We dare you to compare this to any condo in this price range or size of this unit and you will be floored by the incredible value it offers at just \$529 per square foot. Nothing like it comes close to the amazing low price for such a beautiful home in such a fantastic building. Nestled into the serene hillside, the concrete & steel building boasts an affluent boutique community with beautiful and tranquil views of the wooded ravine. This elegant 3-bedroom corner residence is an exemplary offering of quality, craftsmanship & design with over 2800 SF of curated living space. Expansive floor-to-ceiling windows allow an inpouring of natural light to flood the stunning open-concept kitchen, living & dining rooms while providing for tranquil views of the natural setting beyond. Stylish cabinetry wraps around the well-appointed kitchen featuring Sub-zero and Wolf appliances, beautiful quartz countertops, designer backsplash & island with seating for 3. The bright dining area overlooks the patio & is a lovely space for indoor-outdoor entertaining while the living room's exceptional views, fireplace & oak flooring add to the surround of quiet sophistication. The gorgeous plank flooring & neutral palette carry to the luxurious owner's suite with its



extensive views from the bedroom & sitting room, over-sized his & her walk-in closets with custom built-ins & lavish ensuite. This wonderfully indulgent retreat features a gorgeous custom-built vanity with quartz countertop & an abundance of storage, separate shower & freestanding tub to unwind in a relaxing escape. The bright 2nd bedroom with large walk-in closet presents the same lovely views while the 3rd bedroom perfectly suits as an inviting guest room, comfortable office, or private library. This remarkable home is truly unique in its beauty, size & function offering immense storage with a large front walk-in closet, walk-in pantry, laundry room with custom cabinets & an additional in-suite storage room. Completing this well-designed floorplan is a 2nd full bathroom, pretty powder room & flex room cleverly tucked behind modern barn doors. The fabulous bonus room makes for an ideal 2nd living area, theatre, or games room. Other notable highlights of this special property include 9' ceilings, air conditioning, motorized Hunter Douglas blinds, 2 Titled (& gated) heated parking stalls, additional storage locker & access to the building's numerous amenities. The Views is a quality designed & constructed state-of-the-art building delivering secure living in a boutique & elevated owner's community. Enjoy the outdoor lounge with fireplace or BBQ patio while watching life go by on the Bow River & pathways. The indoor amenities are equally impressive (see photos). Book your private showing today and prepare to be very impressed.

Built in 2021

Essential Information

MLS® #	A2201555
Price	\$1,495,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,822
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	110, 15 Cougar Ridge Landing Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6H3

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Sauna
Parking Spaces	2
Parking	Secured, Titled, Underground

Interior

Interior Features	Kitchen Island, Quartz Counters, See Remarks, Storage
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Gas Cooktop
Heating	Fan Coil
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	Other
Roof	Membrane

Construction Concrete, Metal Frame, Metal Siding

Additional Information

Date Listed March 11th, 2025

Days on Market 43

Zoning M-C1

Listing Details

Listing Office Coldwell Banker Mountain Central

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.