

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

MLS® #A2182358

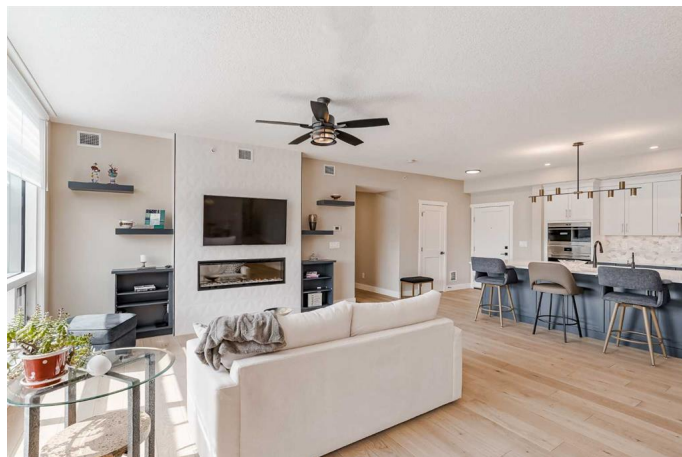
**\$1,475,000**

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, Picnic Area, Party Room, Recreation Facilities, Secured Parking, Storage, Visitor Parking

Parking Spaces 2

Parking Side By Side, Titled, Underground

# of Garages 2

### Interior

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

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

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 99

Zoning M-C1 d72

### Listing Details

Listing Office eXp Realty

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.