

# \$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        45  
Zoning                 M-C1

**Listing Details**

Listing Office           Coldwell Banker Mountain Central

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