

# \$569,900 - 95 Cougar Ridge Landing Sw, Calgary

MLS® #A2208751

**\$569,900**

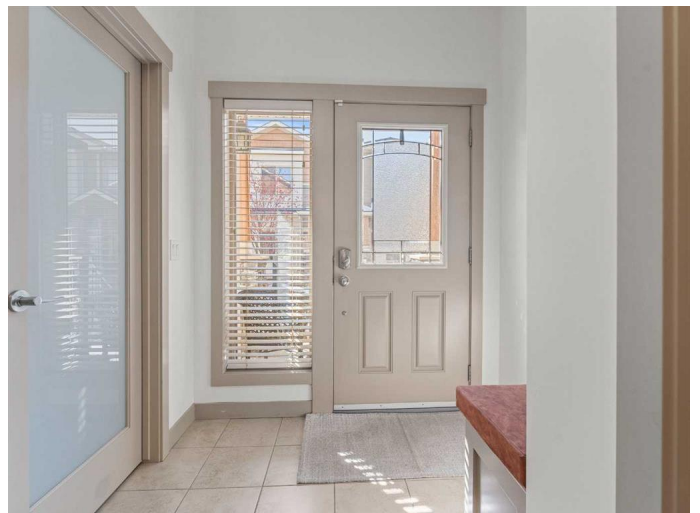
2 Bedroom, 3.00 Bathroom, 1,743 sqft

Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

"The Landings of Cougar Ridge" has executive style living in this upscale townhouse, with downtown and west side amenities and Stoney trail all within minutes. Enjoy the lifestyle of open kitchen, living and dining, with a private flex room for additional living or office space if you choose. The walk-in storage is being used as a huge pantry. There is more storage under the stairs and an outside lock up off the balcony. Upstairs you will find two bedrooms, both with ensuites and a bonus room, again great for a den or office. The laundry/linen room is also upstairs off one of the ensuites. Don't miss that wonderful primary walk-in closet built for optimal organization. This end unit is in the center of the complex for peace and quiet and just steps to your underground, heated parking for two. If you have an extra toy, there is an option to purchase a third spot at the moment, but won't last long! The dining area opens to the balcony which has a gas hook up for your spring bar-b-ques, or curl up in front of the fireplace on a chilly evening, this home has it all. The Landings is a pet friendly community with a great condo association. Geo-thermal heat is not just eco friendly, but easy on the pocketbook, keeping condo fees lower than most. Freshly painted in Dove White and professionally cleaned every other week. Just turn the key and move in!

Built in 2013



## Essential Information

MLS® #	A2208751
Price	\$569,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,743
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	95 Cougar Ridge Landing Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0X8

## Amenities

Amenities	Bicycle Storage, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Heated Garage, Titled, Underground
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Geothermal
Cooling	Other
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Great Room, Mantle
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Few Trees, Interior Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	22
Zoning	DC

## Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.