



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 COUGAR RIDGE Landing #409, Calgary T3H 6C3**

MLS®#: **A2161571**

Area: **Patterson**

Listing Date: **09/05/24**

List Price: **\$1,475,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2021**

Finished Floor Area

Abv Sqft: **2,329**  
Low Sqft:  
Ttl Sqft: **2,329**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**13**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **Low-Rise(1-4)**

Access:  
Lot Feat:  
Park Feat:

**Side By Side, Titled, Underground**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Membrane, Rubber**  
Heating: **Fan Coil, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Metal Frame, Metal Siding, Stone**  
Flooring: **Hardwood, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer**  
Int Feat: **Built-in Features, Ceiling Fan(s), Closet Organizers, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`9" x 8`0"
Living Room	Main	14`7" x 18`6"
Laundry	Main	9`1" x 9`6"
Bedroom - Primary	Main	14`1" x 16`2"
Bedroom	Main	11`0" x 11`2"

Room	Level	Dimensions
Kitchen	Main	9`10" x 13`9"
Dining Room	Main	11`2" x 18`7"
Office	Main	7`0" x 7`3"
Library	Main	11`2" x 12`3"
Bedroom	Main	12`3" x 14`0"

**5pc Ensuite bath  
3pc Bathroom**

**Main  
Main**

**2pc Bathroom**

**Suite**

Legal/Tax/Financial

Condo Fee:  
**\$1,236**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1 d72**

Legal Desc: **2011998**

Remarks

Pub Rmks: **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.**

Inclusions:  
Property Listed By: **N/A  
eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**