



THE
A-TEAM

**RE/MAX
FIRST**

15 COUGAR RIDGE Landing #110, Calgary T3H 6H3

MLS® #: **A2169176** Area: **Patterson** Listing Date: **09/27/24** List Price: **\$1,650,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Secured, Titled, Underground

Finished Floor Area

Abv Sqft: **2,822**
 Low Sqft:
 Ttl Sqft: **2,822**

DOM

55

Layout

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

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Membrane**
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, Quartz Counters, See Remarks, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		3pc Bathroom	Main	
5pc Ensuite bath	Main		Bedroom	Main	16`6" x 12`4"
Den	Main	12`2" x 10`2"	Dining Room	Main	9`8" x 8`11"
Family Room	Main	17`2" x 10`7"	Kitchen	Main	11`3" x 16`2"
Laundry	Main	8`9" x 14`11"	Living Room	Main	28`4" x 16`7"
Bedroom	Main	10`3" x 14`1"	Bedroom - Primary	Main	12`4" x 14`10"

Legal/Tax/Financial

Condo Fee:
\$1,524

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d72

Legal Desc: **2011998**

Remarks

Pub Rmks: **An exquisite & extraordinary offering in the refined haven of Stateman's award-winning luxury condo triumph, The Views. Nestled into the serene hillside, the concrete & steel building boasts an affluent boutique community with breathtaking views of the Bow River Valley, downtown skyline & the majestic Rocky Mountains in the distance. 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. The outdoor community spaces are beautiful spots for relaxing or visits with friends. 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 offering a nicely furnished owner's lounge, well-equipped gym, sauna, golf simulator & heated bike storage. This extraordinary residence presents a distinguished address, spectacular views & an unparalleled lock-and-leave lifestyle. Steps to walking paths & nature, shopping & restaurants.**

Inclusions:
Property Listed By: **All keys and FOB's
Coldwell Banker Mountain Central**

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













