



THE
A-TEAM

**RE/MAX
FIRST**

15 COUGAR RIDGE Landing #110, Calgary T3H 6H3

MLS® #: **A2201555**

Area: **Patterson**

Listing Date: **03/11/25**

List Price: **\$1,495,000**

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:

Finished Floor Area

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

DOM

40

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Secured,Titled,Underground

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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:

Zoning:

M-C1

Legal Desc:	2011998	Monthly
		Remarks
Pub Rmks:		<p>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.</p>
Inclusions: Property Listed By:	All keys/ FOB (s) Coldwell Banker Mountain Central	

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













