

# \$1,199,000 - 313, 15 Cougar Ridge Landing Sw, Calgary

MLS® #A2223439

**\$1,199,000**

2 Bedroom, 2.00 Bathroom, 1,785 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to Unit 313 at The Views, a coveted residence in one of Calgary's premier concrete and steel buildings, located in the city's prestigious west side. Thoughtfully designed and beautifully appointed, this elegant home is ideal for down sizers seeking a refined lock and leave lifestyle. The open concept layout creates a sense of space and sophistication while the South facing floor to ceiling windows bathe the space in natural light. The chef-inspired kitchen flows seamlessly into the bright and inviting living area, with focal fireplace and custom quartz surround. The large balcony, complete with BBQ gas line, extends the living space outdoors and offers the perfect spot to relax and enjoy the sunshine. The home features two generously sized bedrooms, a versatile den, two full bathrooms, and a spacious laundry room, all complemented by exceptional storage options throughout. Over \$100,000 in thoughtful upgrades enhance this residence, from wide plank hardwood flooring and upgraded kitchen cabinetry with added drawers, to quartz countertops and luxurious quartz fireplace surround. The kitchen is equipped with premium appliances, including a Wolf induction cooktop and a Sub-Zero refrigerator, and is anchored by a large island with an eating bar that's perfect for entertaining. The walk-in pantry has been customized with MDF shelving, offering both style and practicality. The primary suite is designed for comfort and space, easily



accommodating larger furniture and featuring a custom walk-in closet along with a five-piece ensuite that includes a soaker tub and oversized glass shower. A second bedroom also includes a walk-in closet, while the den provides a quiet retreat for work, reading or hobbies. Beyond the private comforts of the home, The Views offers an unmatched lifestyle with a variety of upscale amenities. Residents enjoy access to a fully equipped fitness center with infrared sauna, a golf simulator, and an elegant ownersâ€™ lounge with a full kitchen and each floor includes beautifully styled resident conversation areas. A heated driveway and parkade, along with indoor bicycle storage and secure lockers, ensure convenience throughout the year. The outdoor terrace is a true extension of your living space, offering BBQ's, a fireplace, and lounge seating with direct access to Calgary's scenic pathways. The Views is known for its exceptional management and meticulous upkeep. Comprehensive condo fees cover heat, water, sewer, central air, exterior maintenance, landscaping, snow removal, and reserve fund contributions. Each unit features individually controlled heating and cooling for personalized year-round comfort. This is more than just a homeâ€”it's a lifestyle defined by luxury, convenience, and community. Come experience elevated living at The Views.

Built in 2020

**Essential Information**

MLS® #	A2223439
Price	\$1,199,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,785
Acres	0.00

Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	313, 15 Cougar Ridge Landing Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6C3

### Amenities

Amenities	Bicycle Storage, Fitness Center, Other, Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground, Parkade, Secured

### Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s), Built-in Features, Closet Organizers, Double Vanity, No Animal Home, Recessed Lighting, Wired for Sound
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Oven-Built-In, Garburator, Induction Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Concrete, Other

### Additional Information

Date Listed	May 29th, 2025
Days on Market	89

Zoning

M-C1

## **Listing Details**

Listing Office

Sotheby's International Realty Canada

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.