

# \$1,325,000 - 409, 15 Cougar Ridge Landing Sw, Calgary

MLS® #A2223664

**\$1,325,000**

3 Bedroom, 3.00 Bathroom, 2,316 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

\*\*\* OPEN HOUSE - SUNDAY, OCTOBER

19th - 2 to 4 pm \*\*\* Welcome to UBER luxury

living at The Views, where this top-floor

3-bedroom home offers a blend of modern

style and timeless design. Constructed with

concrete and steel, this very unique

state-of-the-art building is a testament to  
enduring quality and excellent workmanship.

Step inside this picturesque building and  
immerse yourself in the inviting ambiance of

illuminated floor-to-ceiling windows that  
immerse the space in natural light. This open

concept integrates the living, dining, and  
kitchen areas, promoting an ideal environment

for entertaining with friends and family. The

kitchen is a culinary delight, that includes a  
spacious island, large quartz countertops, and

top-of-the-line LUXURY Wolf appliances,  
including an induction stove top with the option

to switch to gas, a built-in microwave,  
dishwasher, wall oven, and LUXURY subzero

fridge. There is extra storage with the sizable  
walk-in pantry. In the living room there is a

cozy electric fireplace for those cold Calgary's  
months, while a large entertaining WARM

SOUTH FACING patio beckons with a  
convenient gas line for barbecues. In fact, the

SOUTH FACING patio is one of the largest in  
the building with two separate areas. Enjoy the

view of the Mountains and the Bow Valley from  
these two patios! A conveniently located

2-piece bathroom caters to friends and family  
with ease. Consider the juxtaposition with one

side of this home having a luxurious owner's



retreat, featuring a private sitting area, a balcony with mountain views, expansive walk-in closet, and an illuminating 5-piece ensuite. On the opposite side, two more spacious bedrooms, each with walk-in closets, are complemented by a Jack and Jill 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 home also includes two side-by-side titled parking stalls, a storage (44) locker, and an extra storage bin for added convenience. This award-winning building offers amenities such as a heated driveway leading to the parkade, a gym with an amazing golf simulator and a sauna, a very secure bike room, there are lounges on every floor, an owner's lounge, and a two-level outdoor terrace with a sweeping panoramic view of the river and the city. Owners can enjoy the BBQ area, an outdoor fireplace with lounge seating, and quick access to the city pathways for secluded strolls and bicycle rides. The Views is situated near parks, walking paths, schools, public transportation, and surrounded by an environmental reserve. This residence epitomizes uber LUXURY urban living at its best!

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2223664    |
| Price          | \$1,325,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,316       |
| Acres          | 0.00        |
| Year Built     | 2021        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Apartment   |
| Style    | Penthouse   |
| Status   | Active      |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 409, 15 Cougar Ridge Landing Sw |
| Subdivision | Patterson                       |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3H 6C3                         |

### Amenities

|                |                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Picnic Area, Party Room, Recreation Facilities, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 2                                                                                                                                                |
| Parking        | Parkade, Titled                                                                                                                                  |
| # of Garages   | 2                                                                                                                                                |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Vinyl Windows, Walk-In Closet(s), Double Vanity, Quartz Counters |
| Appliances        | Microwave, Refrigerator, Built-In Oven, Dryer, Electric Cooktop, Washer                         |
| Heating           | In Floor, Natural Gas                                                                           |
| Cooling           | Central Air                                                                                     |
| Fireplace         | Yes                                                                                             |
| # of Fireplaces   | 1                                                                                               |
| Fireplaces        | Electric                                                                                        |
| # of Stories      | 4                                                                                               |
| Basement          | None                                                                                            |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Courtyard, BBQ gas line, Storage |
| Construction      | Concrete                         |
| Foundation        | Slab                             |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 25th, 2025 |
|-------------|----------------|

|                |          |
|----------------|----------|
| Days on Market | 141      |
| Zoning         | M-C1 D72 |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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