

\$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	139
Zoning	M-C1 D72

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.