



**86 Cougar Ridge Landing SW
Calgary, Alberta**

MLS # A2300043



\$524,900

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|------------------|---|---------------|-------------------|
| Division: | Cougar Ridge | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,705 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Heated Garage, Parkade, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped, Lawn, Level, No Neighbours Behind, Street Lighting, Undergrou | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 700 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Composite Siding, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to this south-facing end-unit townhouse in Cougar Ridge, offering functional living space in one of Calgary's most sought-after west-side communities. Featuring TWO titled heated underground parking stalls, separate storage, geothermal heating & cooling for year-round efficiency, and condo fees that include ALL utilities (heat, water, sewer, garbage) except electricity, this is true lock-and-leave convenience. Inside, you'll find over 1,700 sq ft of bright, open-concept living with additional windows exclusive to end units. The main floor offers a well-appointed kitchen with granite countertops, stainless steel appliances, a large peninsula for entertaining, and a versatile third bedroom or home office. Upstairs, the layout stands out with two full primary suites, each with its own ensuite and walk-in closet, plus a central bonus room and upper-level laundry, delivering flexibility for families, guests, or shared living. Located steps from walking paths, parks, top-rated schools, and minutes to shopping, transit, and quick mountain access. Located just steps from walking paths, natural reserves, and top-rated schools, with quick access to shopping, transit, and the mountains, this is a property that checks every box. Rare layout. End unit. Exceptional value. Book your showing today.