



409, 15 Cougar Ridge Landing SW  
Calgary, Alberta

MLS # A2302577



**\$1,275,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	2,316 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,273
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-C1 d72
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting

**Inclusions:** None

\*\*\* OPEN HOUSE - SUNDAY - MAY 3rd - 2 to 4 pm - MASSIVE 50K PRICE REDUCTION!!!! Experience elevated living in this truly one-of-a-kind luxury residence in The Views in Patterson. Offering over 2,300 sq ft of single-level living, this exceptional condo blends refined design with everyday comfort in a highly sought-after community. This air conditioned home features a sophisticated mix of hardwood and plush carpet, with no expense spared in the extensive upgrades throughout. The chef-inspired kitchen is a standout, complete with premium Wolf appliances, quartz countertops, a large island perfect for entertaining, and an expansive walk in pantry. Designed for seamless indoor/outdoor living, the oversized deck with underfoot heating is accessible from the primary suite, living room, and a secondary bedroom &mdash;creating the perfect setting to relax or host year round. The thoughtfully designed layout includes two spacious bedrooms with walk in closets, a dedicated laundry room, and a versatile storage/den space. Privately positioned, the primary retreat offers a luxurious escape with a custom walk in closet featuring built in organization and a spa-like ensuite complete with double vanity, soaker tub, walk in shower, and additional built-ins. An adjoining flex room which is separated for privacy, adds incredible versatility. Ideal as a yoga studio, home office, or nursery, the possibilities are endless. Residents of The Views enjoy outstanding amenities, including a beautifully landscaped courtyard with BBQs and an outdoor fireplace, an elegant owner's lounge for entertaining, and an additional 4th-floor lounge with patio and BBQ area. Wellness and recreation are at your fingertips with a fully equipped fitness centre, sauna, golf simulator, and convenient bike storage. With its strong sense of community, upscale atmosphere,

and exceptional safety, this is a rare opportunity to own a premier property in one of Patterson's most desirable buildings.