



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

107, 15 Cougar Ridge Landing SW
Calgary, Alberta

MLS # A2315610



\$1,250,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,628 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Plug-In, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Stone, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 922
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame, Stone	Zoning:	M-C1 d72
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks		
Inclusions:	Speed oven (built in), mounted TV above fireplace		

This is only the third escarpment residence to come to the market at The Views - Calgary's premier development for luxurious living. Constructed with concrete and steel, this exclusive 53-unit building offers some of the largest single-level condominiums in the city. Unit 107 is extensively upgraded and thoughtfully designed to maximize the breathtaking urban forest and city views. A noticeably wider wall of floor to ceiling windows fills the living room with natural light while framing the spectacular views. Only one of two units boasting the expansive 427 sq foot patio, complete with gas BBQ hookup, water spigot and electrical outlet, creating exceptional indoor-outdoor living. The designer kitchen is both stylish and functional, featuring cream and charcoal custom cabinetry, quartz countertops, a large island, matte black/brushed gold hardware, and premium appliances including Wolf wall & speed ovens, Wolf five-burner gas cooktop, Fhiaba refrigerator and Blomberg dishwasher. A gorgeous statement light fixture hangs above the island. The exceptionally wide living room wall creates a floor plan that offers generous entertaining space including a center dining area and the living room anchored by a striking tiled feature wall with electric linear fireplace and mounted TV (included). Wake up to stunning sunrises in the primary retreat, complete with custom blackout velvet drapes and a spa-inspired ensuite featuring a 10-foot double vanity, freestanding tub and oversized barrier-free shower. A den, second bedroom, second bathroom and laundry room are privately situated away from the primary suite, providing ideal separation for guests and a home office. Additional highlights include 9-foot ceilings, luxurious designer LED lighting throughout, and custom closet organizers with white chocolate/brushed gold finishes. Located steps from the elevator, the home includes TWO titled

parking stalls (with an electrical outlet) in the secure heated parkade, and a large private concrete storage room. Additional locker storage is available for \$50/month if desired. Residents enjoy outstanding amenities including a fitness centre, golf simulator, infrared sauna, indoor gathering spaces, outdoor patios, three communal BBQs, an outdoor fireplace and secure bicycle and e-bike storage. There's a strong sense of community, with five annual social events that foster meaningful connections among neighbours. Condo fees of \$923 per month include all utilities except electricity. One small dog or cat is permitted with board approval. Surrounded by scenic pathways leading directly to COP and West 85th District and offering quick access to Stoney Trail, TransCanada and downtown, this is luxury living in a setting that is both peaceful and connected. Act now to make this your home!