

# \$1,099,000 - 312, 15 Cougar Ridge Landing Sw, Calgary

MLS® #A2222421

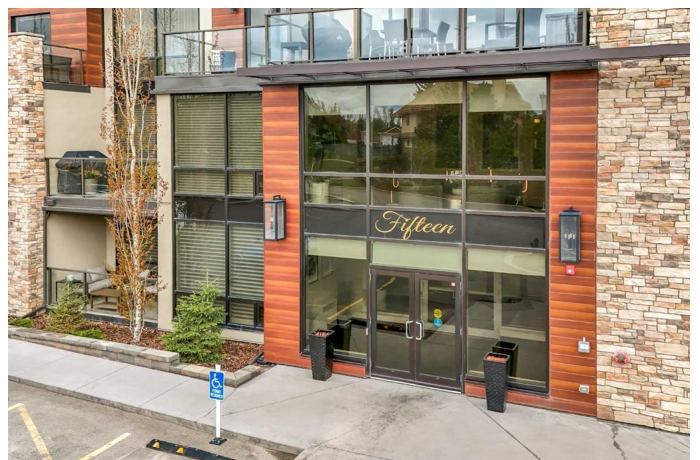
**\$1,099,000**

3 Bedroom, 2.00 Bathroom, 1,778 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

**\*\*VIRTUAL OPEN HOUSE\*\*** Welcome to Suite 312 at The Views, an elegant and spacious 3-bedroom, 2-bathroom home offering 1,778 sq. ft. of single-level living designed exclusively for those seeking to downsize without compromise. Thoughtfully curated for comfort, style, and function, this SW-facing corner unit is ideal for homeowners accustomed to the finer details of larger estate living, now reimagined in a luxury concrete and steel complex surrounded by nature. Inside, the custom floor plan offers soaring proportions, vinyl plank flooring, and a seamless flow between the open-concept living and dining areas. The gourmet kitchen is a true showpiece with quartzite counters, high-end stainless steel appliances, ample cabinetry, and a walk-in pantry—perfect for entertaining or preparing a quiet evening meal. The primary retreat is truly expansive, featuring dual walk-in closets and a spa-inspired 5-piece ensuite with quartz countertops, a soaker tub, and a custom-tiled shower. Two additional well-sized bedrooms, a second full bath, large dedicated laundry room, and welcoming foyer complete this exceptional layout. Enjoy outdoor relaxation on the private southwest-facing balcony or take full advantage of the walking paths, panoramic terrace, and community lounge areas that make this complex a rare find. Additional highlights include two titled tandem parking stalls located just steps from the elevator, a large private storage locker, and abundant



visitor parking for your guests. This is a well-managed, boutique complex built by Statesman Homes, offering an unmatched lock-and-leave lifestyle with access to fitness centre, golf simulator, sauna, resident lounges, bike storage, and BBQ courtyard spaces with views of the Bow River and Paskapoo Slopes. Surrounded by green space and close to shopping, transit, and top walking trails, this home delivers the perfect balance of luxury, privacy, and connection to the outdoors. A rare opportunity—book your showing today.

Built in 2021

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2222421          |
| Price          | \$1,099,000       |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,778             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 312, 15 Cougar Ridge Landing Sw |
| Subdivision | Patterson                       |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3H6C3                          |

### Amenities

|           |                                                                                                                                |
|-----------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Elevator(s), Fitness Center, Party Room, Picnic Area, Secured Parking, Storage, Trash, Visitor Parking, Recreation Room, Sauna |
|-----------|--------------------------------------------------------------------------------------------------------------------------------|

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Parking Spaces | 2                                                            |
| Parking        | Heated Garage, Parkade, Secured, Tandem, Titled, Underground |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Induction Cooktop             |
| Heating           | Fan Coil, Natural Gas                                                                                           |
| Cooling           | Full                                                                                                            |
| # of Stories      | 4                                                                                                               |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony                                    |
| Construction      | Concrete, Stone, Metal Frame, Metal Siding |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 18th, 2025 |
| Days on Market | 46             |
| Zoning         | M-C1           |

### Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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