



GRASSROOTS
REALTY GROUP

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**313, 15 Cougar Ridge Landing SW
Calgary, Alberta**

MLS # A2223439



\$1,169,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,785 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 839
Basement:	-	LLD:	-
Exterior:	Concrete, Other	Zoning:	M-C1
Foundation:	-	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Sound

Inclusions: n/a

Welcome to Unit 313 at The Views, a coveted residence in one of Calgary's premier concrete and steel buildings, located in the city's prestigious west side. Thoughtfully designed and beautifully appointed, this elegant home is ideal for down sizers seeking a refined lock and leave lifestyle. The open concept layout creates a sense of space and sophistication while the South facing floor to ceiling windows bathe the space in natural light. The chef-inspired kitchen flows seamlessly into the bright and inviting living area, with focal fireplace and custom quartz surround. The large balcony, complete with BBQ gas line, extends the living space outdoors and offers the perfect spot to relax and enjoy the sunshine. The home features two generously sized bedrooms, a versatile den, two full bathrooms, and a spacious laundry room, all complemented by exceptional storage options throughout. Over \$100,000 in thoughtful upgrades enhance this residence, from wide plank hardwood flooring and upgraded kitchen cabinetry with added drawers, to quartz countertops and luxurious quartz fireplace surround. The kitchen is equipped with premium appliances, including a Wolf induction cooktop and a Sub-Zero refrigerator, and is anchored by a large island with an eating bar that's perfect for entertaining. The walk-in pantry has been customized with MDF shelving, offering both style and practicality. The primary suite is designed for comfort and space, easily accommodating larger furniture and featuring a custom walk-in closet along with a five-piece ensuite that includes a soaker tub and oversized glass shower. A second bedroom also includes a walk-in closet, while the den provides a quiet retreat for work, reading or hobbies. Beyond the private comforts of the home, The Views offers an unmatched lifestyle with a variety of upscale amenities.

Residents enjoy access to a fully equipped fitness center with infrared sauna, a golf simulator, and an elegant owners' lounge with a full kitchen and each floor includes beautifully styled resident conversation areas. A heated driveway and parkade, along with indoor bicycle storage and secure lockers, ensure convenience throughout the year. The outdoor terrace is a true extension of your living space, offering BBQ's, a fireplace, and lounge seating with direct access to Calgary's scenic pathways. The Views is known for its exceptional management and meticulous upkeep. Comprehensive condo fees cover heat, water, sewer, central air, exterior maintenance, landscaping, snow removal, and reserve fund contributions. Each unit features individually controlled heating and cooling for personalized year-round comfort. This is more than just a home—it's a true "lock and leave" lifestyle defined by luxury, convenience, and community.