



**312, 15 Cougar Ridge Landing SW
Calgary, Alberta**

MLS # A2295603



\$1,125,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,792 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 810
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	M-C1 d72
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		
Inclusions:	N/A		

Experience 1,792 sq. ft. of Refined Single level living in this beautifully designed 2 Bedroom + Den residence Located in The Views, one of Calgary's most coveted concrete and steel buildings on the prestigious west side. From the moment you enter, the open concept floor plan immediately impresses, offering a seamless connection between the Kitchen, Living, & Dining areas-perfect for entertaining. Soaring 9 ft ceilings, Luxury vinyl flooring, and expansive South facing floor to ceiling Windows bathe the home in natural light. The Chef inspired kitchen features a massive Island, Quartz countertops, Wolf induction cooktop & steam oven, Sub Zero Refrigerator, an Asko dishwasher & a generous Walk in pantry. The primary retreat features an ensuite with double sinks, an oversized shower, a private water closet, walk in closet and exceptional storage. There is also a second bedroom with walk in closet, a 4 pce Main Bathroom, & Laundry room with additional storage. The peaceful den provides a versatile space perfect for work, reading, or quiet relaxation. Enjoy the beautiful evening sunsets as you unwind on your balcony-outfitted with a gas hookup for effortless BBQs. Additional features include two underground parking stalls & a private storage locker in the heated parkade. The Views is renowned for its outstanding management and meticulous upkeep. Residents enjoy premium amenities including a fitness centre with infrared sauna, golf simulator, owners's lounge, stylish lounge areas, secure bike storage, & an outdoor terrace with BBQs, fireplace & direct pathway access. Condo fees include heat, water, sewer, central air, exterior maintenance, landscaping, snow removal, & reserve fund contributions. Each home features individually controlled heating and cooling for year round comfort. This is more than a

home—it’s a lifestyle defined by luxury, convenience, and community.