



**108, 15 Cougar Ridge Landing SW  
Calgary, Alberta**

**MLS # A2296193**



**\$1,150,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,597 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 933
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame, Stone	<b>Zoning:</b>	M-C1 d72
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Attached TVs (2)

**OPEN HOUSE - SATURDAY, MARCH 28th - 11:00 AM TO 1:00 PM.** Experience uncompromising luxury at The Views, one of Calgary's most prestigious adult living communities. This exceptional ravine-facing residence offers a rare opportunity to own nearly 1,600 sq. ft. of elegantly appointed, single-level living. Expansive floor-to-ceiling windows frame the breathtaking, unobstructed vistas, filling the home with natural light and showcasing the beauty beyond. Step onto your oversized private terrace - one of only a select few of this scale within the building - and take in the sweeping views of the Bow River Valley and the serene surrounding ravine. This is refined living at its finest, where tranquility, exclusivity, and sophistication meet. The thoughtfully designed open-concept layout is ideal for both everyday living and entertaining. At its heart is a chef's kitchen that leaves no detail overlooked, featuring an oversized island, elegant cabinetry, quartz countertops, and an exceptional appliance package including a Sub-Zero refrigerator, a Wolf induction cooktop, a built-in Wolf wall oven with a microwave above, an ASKO dishwasher, and an upgraded pot filler. A spacious walk-in pantry ensures ample storage and effortless organization. The primary suite is a true retreat, anchored by a large window capturing stunning views. The spa-inspired ensuite offers a soaker tub, a walk-in shower with an incorporated bench, a double vanity, custom built-ins, and heated flooring for the ultimate comfort. A convenient pass-through panel provides direct access to the adjacent laundry room, complete with a sink and additional storage. An enclosed den with custom shelving functions beautifully as a home office or a reading room, and can accommodate a Murphy bed for guests. The bright second bedroom, currently used as a craft room, features

direct access to the private terrace. Enjoy complete peace of mind with true lock-and-leave living in this secure community. Your titled, heated parking stall and private storage locker, conveniently located on the same level as the suite, add everyday convenience. Residents also enjoy exclusive access to premium amenities, including a fitness centre complete with an infrared sauna, a 3D golf simulator, an owner's lounge, and beautifully designed shared outdoor patio and courtyard areas, all just steps from the protected Paskapoo Slopes natural reserve. Shopping, dining, and daily conveniences at 85th Street SW and Aspen Landing are just minutes away, while Bowness Park and the Bow River pathway system offer nearby options for outdoor recreation. With easy access to the Trans-Canada Highway, weekend escapes to the mountains are effortless, and Stoney Trail ensures seamless connectivity throughout the city. Residences of this calibre at The Views are rarely available. Book your private showing today.