



**86 Cougar Ridge Landing SW  
Calgary, Alberta**

**MLS # A2300043**



**\$534,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,705 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn, Level, No Neighbours Behind, Street Lighting, Undergrou		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 700
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

\*Open House on Sunday, April 12, 12-3pm\* Welcome to this south-facing end-unit townhouse in Cougar Ridge, offering over 1,700 sq ft of thoughtfully designed living space that stands out from anything else in the complex. From the moment you step inside, you'll notice the natural light pouring through the additional windows only an end unit can provide, paired with a layout that simply makes sense. The main floor features an open-concept living and dining space anchored by a well-appointed kitchen with granite countertops, stainless steel appliances, and a large peninsula—perfect for everyday living and entertaining. A flexible third bedroom or home office on this level adds versatility that most units just don't offer. Upstairs is where this home truly separates itself. You'll find two spacious primary bedrooms, each complete with its own private ensuite and walk-in closet, an incredibly rare setup ideal for couples, roommates, or guests. A central bonus room and upper-level laundry complete the upper floor, delivering both comfort and functionality. Additional highlights include two titled underground heated parking stalls, separate storage, newer washer and dryer, and pride of ownership throughout. Located just steps from walking paths, natural reserves, and top-rated schools, with quick access to shopping, transit, and the mountains, this is a property that checks every box. Rare layout. End unit. Exceptional value. Book your showing today.