



15 Cougar Ridge Landing Calgary Alberta

\$1,199,000

OPEN HOUSE SUN JUNE 22nd 2-4 PM. 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 look 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. Residen...

Kitchen 13.92 Ft x 9.92 Ft

Dining room 12.42 Ft x 11.92 Ft

Living room 19.42 Ft x 14.33 Ft

Laundry room 9.08 Ft x 7.58 Ft

Primary Bedroom 14.58 Ft x 13.33 Ft

Bedroom 11.92 Ft x 11.92 Ft

Den 13.33 Ft x 8.67 Ft

5pc Bathroom 15.08 Ft x 9.50 Ft

3pc Bathroom 11.92 Ft x 4.92 Ft

Listing Presented By:



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