



## 15 Cougar Ridge Landing Calgary Alberta

\$1,375,000

\*\*\* OPEN HOUSE - Sunday, July 20th - 2 to 4pm\*\*\* Welcome to UBER luxury living at The Views, where this top-floor 3-bedroom home offers a blend of modern style and timeless design. Constructed with concrete and steel, this very unique state-of-the-art building is a testament to enduring quality and excellent workmanship. Step inside this picturesque building and immerse yourself in the inviting ambiance of illuminated floor-to-ceiling windows that immerse the space in natural light. This open concept integrates the living, dining, and kitchen areas, promoting an ideal environment for entertaining with friends and family. The kitchen is a culinary delight, that includes a spacious island, large quartz countertops, and top-of-the-line LUXURY Wolf appliances, including an induction stove top with the option to switch to gas, a built-in microwave, dishwasher, wall oven, and LUXURY subzero fridge. There is extra storage with the sizable walk-in pantry. In the living room there is a cozy electric fireplace for those cold Calgary's months, while a large entertaining WARM SOUTH FACING patio beckons with a convenient gas line for barbecues. In fact, the SOUTH FACING patio is one of the largest in the building with two separate areas. Enjoy the view of the Mountains and the Bow Valley from these two patios! A conveniently located 2-piece bathroom caters to friends and family with ease. Consider the juxtaposition with one side of this home having a luxurious owner's retreat, featuring a private sitting area, a balcony with mountain views, expansive walk-in closet, and an illuminating 5-piece ensuite. On the opposite side, two more spacious bedrooms, each with walk-in closets, are complemented by a Jack and Jill shared 4-piece bathroom and a convenient laundry room equipped with a sink and ample storage. An additional room serves as the perfect home office. This home also incl...

Living room 14.75 Ft x 13.25 Ft

Laundry room 9.92 Ft x 10.08 Ft

Primary Bedroom 14.08 Ft x 16.17 Ft

Bedroom 11.25 Ft x 11.00 Ft

Kitchen 9.83 Ft x 13.58 Ft

Dining room 12.42 Ft x 14.58 Ft

Other 11.17 Ft x 12.25 Ft

Bedroom 12.25 Ft x 14.08 Ft

5pc Bathroom 9.58 Ft x 14.33 Ft

2pc Bathroom 5.42 Ft x 10.17 Ft

3pc Bathroom 5.42 Ft x 10.17 Ft

Other 7.33 Ft x 14.33 Ft

a

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

