

\$1,099,000 - 312, 15 Cougar Ridge Landing Sw, Calgary

MLS® #A2222421

\$1,099,000

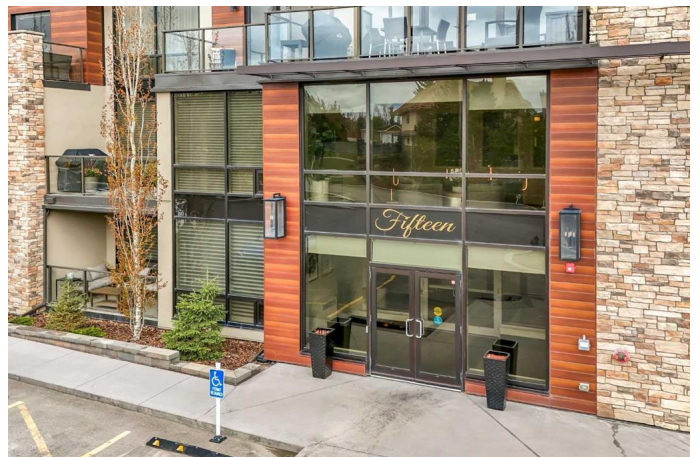
3 Bedroom, 2.00 Bathroom, 1,778 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

****VIRTUAL OPEN HOUSE SUN JUNE 1****

Welcome to Suite 312 at The Views, an elegant and spacious 3-bedroom, 2-bathroom home offering 1,778 sq. ft. of single-level living designed exclusively for those seeking to downsize without compromise. Thoughtfully curated for comfort, style, and function, this SW-facing corner unit is ideal for homeowners accustomed to the finer details of larger estate living, now reimagined in a luxury concrete and steel complex surrounded by nature. Inside, the custom floor plan offers soaring proportions, vinyl plank flooring, and a seamless flow between the open-concept living and dining areas. The gourmet kitchen is a true showpiece with quartzite counters, high-end stainless steel appliances, ample cabinetry, and a walk-in pantry—perfect for entertaining or preparing a quiet evening meal. The primary retreat is truly expansive, featuring dual walk-in closets and a spa-inspired 5-piece ensuite with quartz countertops, a soaker tub, and a custom-tiled shower. Two additional well-sized bedrooms, a second full bath, large dedicated laundry room, and welcoming foyer complete this exceptional layout. Enjoy outdoor relaxation on the private southwest-facing balcony or take full advantage of the walking paths, panoramic terrace, and community lounge areas that make this complex a rare find. Additional highlights include two titled tandem parking stalls located just steps from the elevator, a large private storage locker, and abundant



visitor parking for your guests. This is a well-managed, boutique complex built by Statesman Homes, offering an unmatched lock-and-leave lifestyle with access to fitness centre, golf simulator, sauna, resident lounges, bike storage, and BBQ courtyard spaces with views of the Bow River and Paskapoo Slopes. Surrounded by green space and close to shopping, transit, and top walking trails, this home delivers the perfect balance of luxury, privacy, and connection to the outdoors. A rare opportunityâ€”book your showing today.

Built in 2021

Essential Information

MLS® #	A2222421
Price	\$1,099,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,778
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	312, 15 Cougar Ridge Landing Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6C3

Amenities

Amenities	Elevator(s), Secured Parking, Storage, Trash, Visitor Parking, Fitness Center, Picnic Area, Party Room, Recreation Room, Sauna
-----------	--

Parking Spaces	2
Parking	Heated Garage, Parkade, Secured, Titled, Underground, Tandem

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Recessed Lighting
Appliances	Dishwasher, Dryer, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Fan Coil
Cooling	Full
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Concrete, Stone, Metal Frame, Metal Siding

Additional Information

Date Listed	May 18th, 2025
Days on Market	28
Zoning	M-C1

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.