404 15 Cougar Ridge Landing SW

Calgary | Active | MLS® A2359999

$1,200,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2021**	**1,509.88 sq. ft.**

Your next move starts with a conversation.

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Listed by Coldwell Banker Mountain Central

A closer look

Experience an exceptional standard of luxury at The Views, one of Calgary’s most prestigious adult living communities. Perfectly positioned to capture breathtaking, unobstructed views of the surrounding natural ravine and Bow River Valley, this remarkable residence offers a rare combination of refined elegance, comfort, and an extraordinary natural setting. Designed to embrace its spectacular surroundings, this beautifully appointed, top-floor unit features expansive floor-to-ceiling windows that bathe the interior in natural light while showcasing the ever-changing beauty of the landscape set beyond. The thoughtfully designed open-concept floor plan creates an inviting atmosphere for both everyday living and sophisticated entertaining. At the heart of the home, the gourmet chef’s kitchen is as beautiful as it is functional, featuring an oversized island, elegant cabinetry, quartz countertops, and an exceptional collection of premium appliances, including a Sub-Zero refrigerator, Wolf gas cooktop, a built-in Wolf wall oven with a microwave above, and an ASKO dishwasher. The exceptionally spacious living room offers an inviting setting for both relaxation and entertaining, featuring a beautiful fireplace that adds warmth and ambiance. Expansive windows frame the breathtaking natural surroundings, while direct access to a private balcony provides the perfect place to enjoy your morning coffee or unwind while taking in the spectacular views. The primary suite is a serene retreat, where a generous picture window frames the vistas set beyond. The spa-inspired ensuite is beautifully appointed with a luxurious soaker tub, a large walk-in shower with an integrated bench, a double vanity, and custom built-ins offering additional storage. A spacious and light-filled second bedroom is equally impressive, with a large window capturing the stunning views, making it ideal for guests or a refined home office. Adding to the home's exceptional functionality is a generously sized laundry room, complete with additional storage space. The residence includes a titled heated underground parking stall and a private storage locker. Offering the ultimate in secure, lock-and-leave convenience, this exclusive community provides peace of mind without compromising on lifestyle. Residents enjoy an exceptional collection of amenities, including a fully equipped fitness center with an infrared sauna, a 3D golf simulator, an elegant owners’ lounge, relaxation spaces and beautifully designed outdoor patio and courtyard spaces. All are complemented by the tranquility of the adjacent protected natural reserve. Ideally located just minutes from the shops, restaurants, and everyday conveniences of 85th Street SW and Aspen Landing, with Bowness Park and the Bow River pathway system close by for outdoor enjoyment. Convenient access to the Trans-Canada Highway makes weekend escapes to the mountains effortless. Residences of this caliber at The Views are seldom available. This offering must be seen!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359999
Bedrooms	2
Bathrooms	2
Year Built	2021
Property Type:	Residential

Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,509.88 sq. ft.
Main Level Finished Area:	1,509.88 sq. ft.
Condo Fee:	$938.65
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	Southwest
Unit Exposure:	Northeast
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Above
Total Rooms Above Grade:	5
Year built:	2021 (Age: 5)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)

Num Ensuite Baths:	1
Plan:	2011998
Heating:	Fireplace(s), Forced Air
New Constr.:	No
Construction Material:	Concrete, Metal Frame, Stone
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Views
Community:	Patterson
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Picnic Area, Sauna, Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Mirror in the Foyer
Restrictions:	Adult Living, Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions, Yes

Main Floor	Living Room · 18'8" × 17'2" ·
Main Floor	Dining Room · 20'4" × 9'4" ·
Main Floor	Kitchen · 14'6" × 12'4" ·
Main Floor	Bedroom - Primary · 20'11" × 12'1" ·
Main Floor	Bedroom · 13'6" × 10'4" ·
Main Floor	Laundry · 9'10" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recreation Facilities, Soaking Tub
Exterior Features:	Balcony, BBQ gas line, Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1 d72
Listed Date:	Nov 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/404-15-cougar-ridge-landing-sw-calgary-a2359999/

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