

\$549,900 - 75 Cougar Ridge Landing Sw, Calgary

MLS® #A2115956

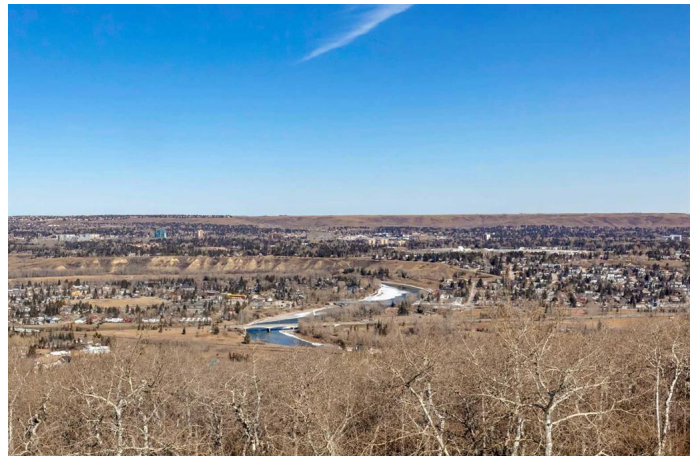
\$549,900

3 Bedroom, 3.00 Bathroom, 1,710 sqft

Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

OPEN HOUSE - SATURDAY MARCH 23, 1-4PM. JUST LISTED IN COUGAR RIDGE! UNBELIEVABLE VIEWS of the Bow River Valley and NO NEIGHBOURS BEHIND in this 2 storey END UNIT townhouse. Located at the end of the CUL-DE-SAC in the trendy complex "The Landings at Cougar Ridge"! 3 BED, 3 BATH, and the PERFECT WIDE OPEN FLOOR PLAN with EXECUTIVE FINISHINGS THROUGHOUT including LARGE KITCHEN PENINSULA, HIGH 9'™ CEILINGS on the main and upper levels, ESPRESSO CEILING HEIGHT CABINETRY upgraded to the bulkhead, GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, SILK GRANITE SINK, WIDE PLANK ENGINEERED HARDWOOD FLOORING, WROUGHT IRON SPINDLE RAILING, KITCHEN PANTRY with PULLOUT DRAWERS, and more! Large everyday dining space and a convenient WORK FROM OFFICE, 3rd bedroom, or extra living space on the main level. Upper level features 2 MASTER BEDROOMS EACH WITH THEIR OWN ENSUITE AND HUGE WICs with BUILT-INS, and laundry. This unit also comes with 2 TITLED UNDERGROUND HEATED PARKING SPACES. So many extras in this home - HIGH EFFICIENCY GEOTHERMAL HEATING WITH COOLING SYSTEM, deck with gas BBQ hookup, separate storage room, KNOCKDOWN CEILINGS, POT LIGHTS, HUNTER DOUGLAS WINDOW COVERINGS, NEW REFRIGERATOR, etc! Right around the



corner outside your front door are ENDLESS WALKING PATHS and VIEWS to natural reserve and PASKAPOO SLOPES. Walking distance to some of the best schools in Calgary. LOW CONDO FEES INCLUDE HEAT, WATER, SEWER! This is an amazing opportunity and place to call home! \$549,900. Book your showing today as this property shows 10/10, is priced to sell and will not last long!

Built in 2013

Essential Information

MLS® #	A2115956
Price	\$549,900
Sold Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,710
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	75 Cougar Ridge Landing Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0X8

Amenities

Amenities	Bicycle Storage, Visitor Parking
-----------	----------------------------------

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

Interior

Interior Features	Breakfast Bar, Double Vanity, French Door, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Geothermal, Natural Gas
Cooling	Other
Basement	None

Exterior

Exterior Features	Storage
Lot Description	Cul-De-Sac, No Neighbours Behind, Private, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	March 25th, 2024
Days on Market	5
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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.