

\$549,998 - 78 Cougar Ridge Landing Sw, Calgary

MLS® #A2120003

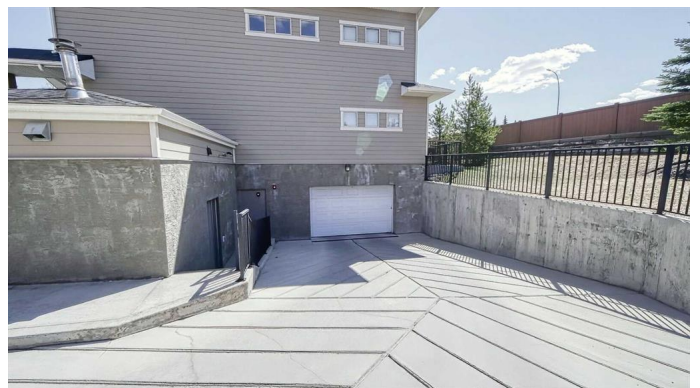
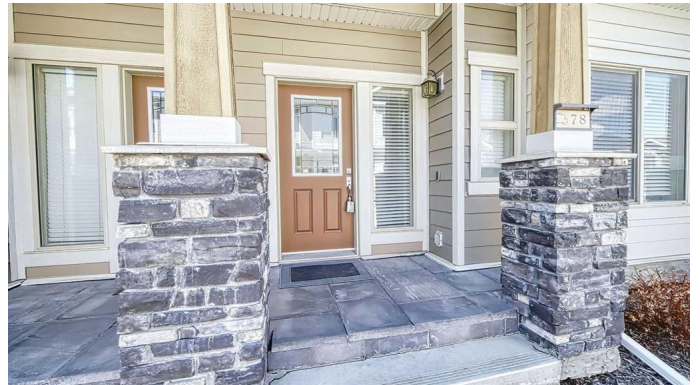
\$549,998

4 Bedroom, 3.00 Bathroom, 1,726 sqft

Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

AMAZING LOCATION Welcome to the Landings at Cougar Ridge - an upscale Executive townhouse development that is located near all amenities, shops, best schools in Calgary and easy access to major Highways. The beautiful home is perfectly located as its just 15 min to Downtown & U of C. It also is easy access to the Rocky Mountains. This home EXCEEDS EXPECTATIONS with its fantastic layout. The unique home provides GREEN geothermal heating / cooling that gives energy efficiency & year-round comfort. The Floor plan impresses on all levels - Main floor opens to a spacious foyer with double doors opening to a Flex Room "can be used as 4th Bedroom or an office for those working from home. The main floor features beautiful Hardwood floors & high ceilings that create an inviting atmosphere. The floor plan continues to the upgraded executive styled kitchen with custom cabinetry, Quartz counters, upgraded stainless steel appliances & designer backsplash. The Dining area is spacious perfect for large gatherings. The Living Room features a built-in fireplace that accesses the patio area where you can enjoy your outdoor lifestyle and BBQ evenings. 1/2 bath completes this level. The second floor hosts a huge Master bedroom with 5 pc ensuite and upper Laundry for absolute convenience. This upper floor also has two great size Bedrooms & 5 pc Bathroom. This home comes with two titled underground secured parking stalls and is



move-in ready! Surrounding the complex are beautifully landscaped gardens, adding a touch of natural beauty to your everyday life. You deserve this luxury. Book your Showing as this won't last long.

Built in 2013

Essential Information

MLS® #	A2120003
Price	\$549,998
Sold Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,726
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	78 Cougar Ridge Landing Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3X 0X8

Amenities

Amenities	Other, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	See Remarks
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Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Geothermal, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 2nd, 2024
Days on Market	7
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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