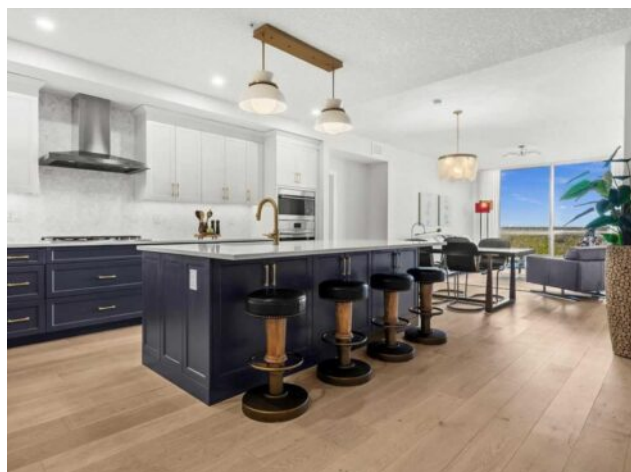


209, 15 Cougar Ridge Landing SW
Calgary, Alberta

MLS # A2317526



\$1,395,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	2,249 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Side By Side, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,295
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	M-C1 d72
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		
Inclusions:	N/A		

Welcome to The Views, where luxury condo living feels more like a private bungalow surrounded by nature. Formerly the Arbutus show suite, this exceptional ravine-facing residence offers 2,248 sq. ft. of beautifully designed single-level living, with the elevated finish package and thoughtful details expected from a former show suite. Floor-to-ceiling windows frame the natural surroundings and bring a calm, elevated feel into the home from the moment you walk in. The main living space is warm, open, and inviting, with wide-plank hardwood, a modern tiled fireplace, and uninterrupted ravine views that create a quiet backdrop for everyday living. At the heart of the home is a stunning chef's kitchen, designed with a generous island, quartz countertops, upgraded Wolf and Sub-Zero appliances, elegant two-tone cabinetry, upgraded hardware, and a massive walk-in pantry just steps away. It is both beautiful and highly functional, with the kind of storage and workspace rarely found in condo living. The primary suite feels like a true retreat, with ravine-facing windows, space for a sitting area, an impressive walk-in closet system, and a beautifully finished 5-piece ensuite with a freestanding tub, glass shower, dual vanities, and refined modern finishes. The second bedroom also enjoys ravine views and its own private ensuite, creating a comfortable space for guests or family. A dedicated office area and private rec/media room add incredible flexibility, whether you need work-from-home space, a quiet reading room, or a cozy place to unwind. Thoughtful upgrades continue throughout, including electric blinds, air conditioning, upgraded cabinetry, generous in-suite storage, a separate storage locker, and two titled side-by-side stalls in the heated underground parkade. The building is secure, impeccably maintained, and designed for true lock-and-leave living, with a building

water softener, owner lounges, a fitness centre, sauna, golf simulator, visitor parking, and beautifully finished outdoor BBQ and fire pit areas. With pathways just outside the building, West 85th nearby, and quick access to the Trans-Canada Highway, this is sophisticated, peaceful, one-of-a-kind living at The Views.