

# \$499,900 - 96 Cougar Ridge Landing Sw, Calgary

MLS® #A2237385

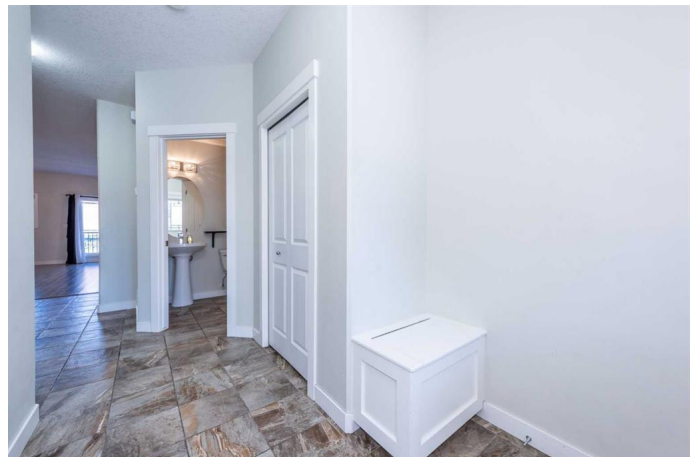
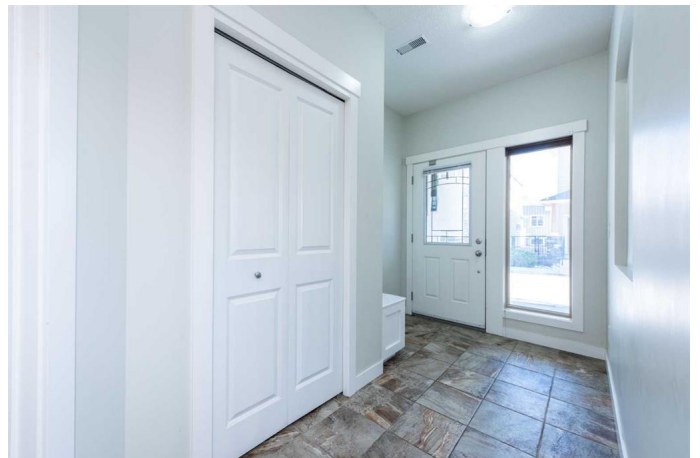
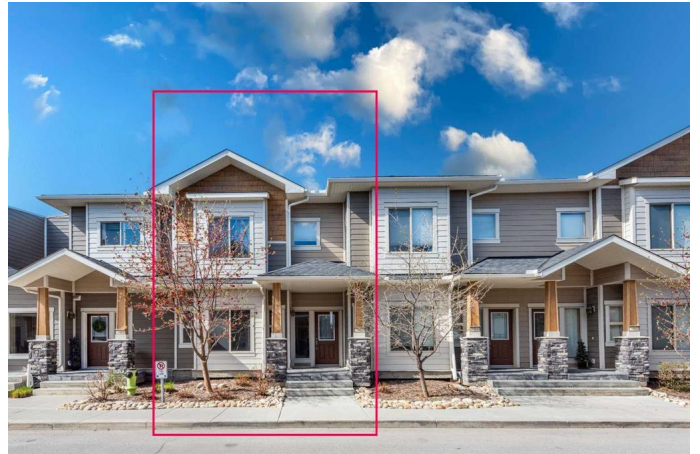
**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,724 sqft

Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

Maintenance-Free Luxury Living in Cougar Ridge – 3 Bedroom Townhome at The Landings, built by award-winning Statesman Homes. Welcome to The Landings in Cougar Ridge, a highly sought-after community where elegance, comfort, and convenience meet. Built by Statesman Homes, this beautifully designed 3-bedroom, 2.5 bathroom home offers the best in maintenance-free living, ideal for professionals, families, or anyone seeking upscale comfort in a vibrant neighborhood. Step into an open-concept floor plan where natural light flows freely through the spacious living and dining areas. The gourmet kitchen is a chef’s dream, featuring granite countertops, tile backsplash, solid wood cabinetry, and stainless steel appliances—perfect for everyday living and entertaining. The main-level bedroom is generously sized and multi-functional, and could be used as a large home office but easily accommodates a king-size bed. It boasts a large closet, offering both function and flexibility. Enjoy cozy winter nights by the gas fireplace, or step out onto your private, south-facing patio with a glass of wine. Upstairs, you'll find two large bedrooms, each situated on opposite sides of the home for added privacy. Both include custom walk-in closets, while the media room—perfect for a home gym, theatre, or lounge—sits between them. The primary suite is a true retreat, complete with a luxurious ensuite bathroom featuring: A deep soaker tub; A separate



shower with upgraded Niagara glass and decorative tile; Dual granite vanities; A bank of drawers for additional storage. The second upper-level bedroom also features a walk-in closet and an additional oversized closet—ideal for seasonal storage. The secondary ensuite includes a granite vanity, a full-sized bath, and more extra storage. Additional features include: Two titled HEATED underground parking stalls (29 & 30); Spacious 9-foot ceilings on both levels; Energy-efficient geothermal heating and cooling; Convenient upper-level laundry room with oversized stackable washer and dryer. Ideally located just steps from top-rated schools, public transit, and walking paths, and only minutes from the C-Train, grocery stores, restaurants, medical centers, and Canada Olympic Park. Quick access to Stoney Trail and Highway 1 makes commuting a breeze. Don't miss your chance to own this stunning property—schedule your private viewing today. Homes like this don't last long!

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2237385      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,724         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 96 Cougar Ridge Landing Sw |
| Subdivision | Cougar Ridge               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 0V4                    |

## Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 2                                       |
| Parking        | Titled, Underground                     |

## Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Electric Oven                        |
| Heating           | Forced Air, Fireplace(s), Geothermal                                                                  |
| Cooling           | Other                                                                                                 |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 1                                                                                                     |
| Fireplaces        | Gas                                                                                                   |
| Basement          | None                                                                                                  |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Balcony, Courtyard, Storage                    |
| Lot Description   | Back Yard, Landscaped, Cleared, Gentle Sloping |
| Roof              | Asphalt Shingle                                |
| Construction      | Mixed                                          |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 31              |
| Zoning         | DC              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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