

95 Cougar Ridge Landing SW  
Calgary, Alberta

MLS # A2208751

**\$554,900**

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Cougar Ridge   |        |                   |
| Type:     | Residential/Five Plus                                  |        |                   |
| Style:    | 2 Storey   |        |                   |
| Size:     | 1,743 sq.ft.   | Age:   | 2013 (12 yrs old) |
| Beds:     | 2  | Baths: | 2 full / 1 half   |
| Garage:   | Garage Door Opener, Heated Garage, Titled, Underground |        |                   |
| Lot Size: | -  |        |                   |
| Lot Feat: | Few Trees, Interior Lot                                |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Forced Air, Geothermal   | Water:     | -      |
| Floors:     | Hardwood, Tile   | Sewer:     | -      |
| Roof:       | Asphalt Shingle  | Condo Fee: | \$ 657 |
| Basement:   | None   | LLD:       | -      |
| Exterior:   | Composite Siding   | Zoning:    | DC     |
| Foundation: | Poured Concrete  | Utilities: | -      |
| Features:   | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting |            |        |
| Inclusions: | none   |            |        |

"The Landings of Cougar Ridge" has executive style living in this upscale townhouse, with downtown and west side amenities and Stoney trail all within minutes. Enjoy the lifestyle of open kitchen, living and dining, with a private flex room for additional living or office space if you choose. The walk-in storage is being used as a huge pantry. There is more storage under the stairs and an outside lock up off the balcony. Upstairs you will find two bedrooms, both with ensuites and a bonus room, again great for a den or office. The laundry/linen room is also upstairs off one of the ensuites. Don't miss that wonderful primary walk-in closet built for optimal organization. This end unit is in the center of the complex for peace and quiet and just steps to your underground, heated parking for two. If you have an extra toy, there is an option to purchase a third spot at the moment, but won't last long! The dining area opens to the balcony which has a gas hook up for your spring bar-b-ques, or curl up in front of the fireplace on a chilly evening, this home has it all. The Landings is a pet friendly community with a great condo association. Geo-thermal heat is not just eco friendly, but easy on the pocketbook, keeping condo fees lower than most. Freshly painted in Dove White and professionally cleaned every other week. Just turn the key and move in!