

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

MLS® #A2237385

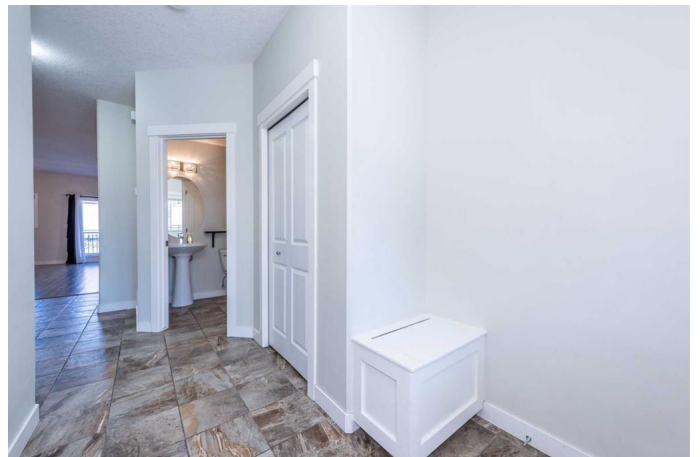
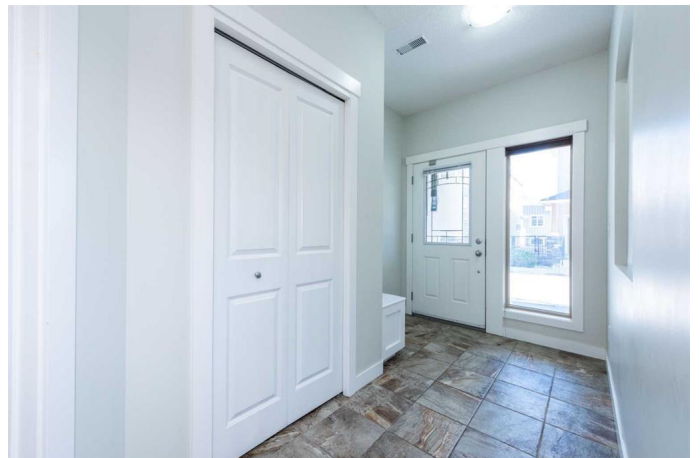
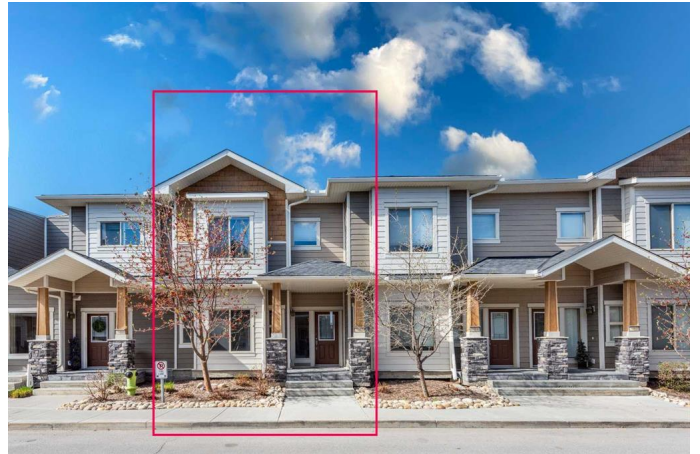
\$499,900

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 | Fireplace(s), Forced Air, 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 | 2 |
| Zoning | DC |

Listing Details

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

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