

# \$569,900 - 80 Cougar Ridge Landing Sw, Calgary

MLS® #A2215982

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,748 sqft

Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

Imagine settling into this stylish 3-bedroom townhouse in the amenity-rich community of Cougar Ridge – a place where convenience meets lifestyle. Step inside and discover a thoughtfully designed layout perfect for growing families. The main floor welcomes you with a versatile den, ideal as a home office, playroom, or cozy reading nook. The open-concept living area is full of natural light, creating a warm and inviting space for family time and entertaining. Picture preparing delicious meals in the modern kitchen, featuring plenty of cabinetry, elegant quartz countertops, and stainless steel appliances (including a brand-new dishwasher!).

Beyond the stylish interior, this home offers a rare treat: a patio with a touch of green space – perfect for little ones to play or for enjoying those sunny Calgary afternoons.

Upstairs, discover a haven of comfort and convenience. The primary suite is a true retreat, boasting a large walk-in closet and a luxurious ensuite. Two additional well-sized bedrooms provide ample space for children or guests, and the upper-floor laundry simplifies busy family life.

Living in Cougar Ridge means embracing an active lifestyle. Step right outside your door and onto the scenic bike and walking paths of Paskapoo Slopes – perfect for weekend adventures and evening strolls. For families, you'll appreciate the proximity to numerous excellent schools, including a nearby French Immersion option. Plus, the exciting and



expanding West District is just a short drive away, promising a future filled with even more amenities and entertainment.

You can also forget scraping windshields in the winter! This townhouse comes with the added convenience of two titled underground parking stalls, offering secure and weather-protected parking year-round. And if weâ€™re talking about convenience, the efficient Geothermal heating and cooling system ensures a comfortable climate inside, no matter the season.

This isn't just a townhouse; it's the perfect place to build lasting family memories. Come and experience the Cougar Ridge lifestyle for yourself.

Built in 2013

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2215982      |
| Price          | \$569,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,748         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 80 Cougar Ridge Landing Sw |
| Subdivision | Cougar Ridge               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |

Postal Code T3H 0X8

## Amenities

Amenities Storage, Visitor Parking

Parking Spaces 2

Parking Titled, Underground

# of Garages 2

## Interior

Interior Features Built-in Features, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Geothermal

Cooling Other

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Basement None

## Exterior

Exterior Features Balcony

Lot Description Landscaped, Rolling Slope, Views

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 2nd, 2025

Days on Market 4

Zoning DC

## Listing Details

Listing Office The Real Estate District

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.