

86 Cougar Ridge Landing SW
Calgary, Alberta

MLS # A2312824



\$509,000

Division:	Cougar Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,705 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Level, No Neighbours Behind, Street Lighting, Underground		

Heating:	Geothermal	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 700
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to one of the best values in Cougar Ridge. This bright south-facing END UNIT townhouse offers over 1,700 sq ft of functional living space, a rare dual-primary-suite layout, and TWO titled heated underground parking stalls with separate storage. With geothermal heating & cooling and condo fees that include heat, water, sewer, and garbage, this is low-maintenance living at its best. The open-concept main floor is filled with natural light thanks to additional end-unit windows and features granite countertops, stainless steel appliances, a large entertaining peninsula, and a versatile third bedroom or home office. Upstairs, you'll find two spacious primary suites, each with its own walk-in closet and private ensuite, plus a central bonus room and convenient upper laundry. Perfect for professionals, roommates, small families, or downsizers looking for flexibility without compromise. Located in the heart of Cougar Ridge, just steps from walking paths, parks, natural reserves, top-rated schools, shopping, transit, and quick access west to the mountains. Rare end-unit location. Exceptional floor plan. Incredible value in Calgary's west side.