

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

MLS® #A2237385

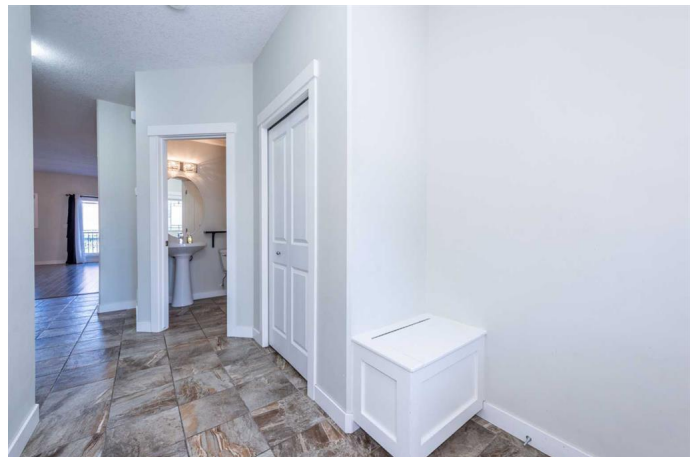
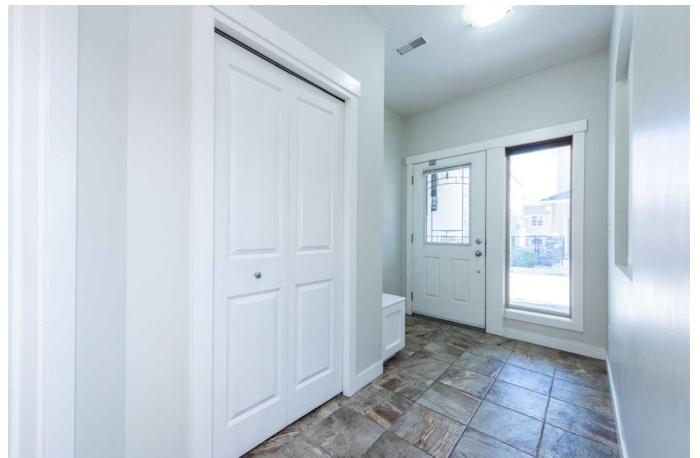
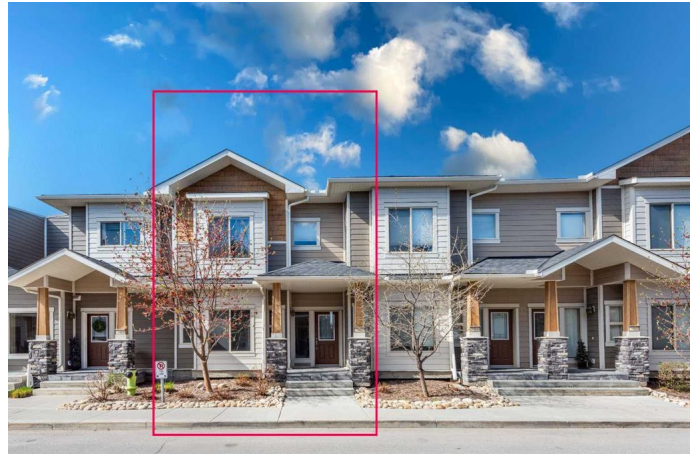
\$499,900

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
----------------	------------

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.