



\$ 885,000.00

## 40 COUGAR RIDGE LANDING SW CALGARY

<https://paulbrinton.com>

The Landings ... a community of EXECUTIVE TOWNHOMES on the western edge of the city. This end unit, the PREMIER LOCATION in the development, boasts ever-changing, panoramic Bow Valley and city views - BRILLIANT! You will love your evenings on the large, slate deck with double-sided fireplace and its AMAZING...

- 2 beds
- 2 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow, Side by Side

**MLS ® #:** A1148928

**Type:** Row/Townhouse

**Bedrooms:** 2

**Status:** Active

**Year built:** 2013

**Parking:** Enclosed, Garage Door Opener, Heated Garage, Parkade, Secured, Titled, Triple Garage Attached, Underground

**Post Updated:** 2021-09-27 17:25:06

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 09/27/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Snow Removal, Trash, Visitor Parking

**Community Features:** Park, Schools Nearby, Shopping Nearby

**Fencing:** None

**Cooling:** Other

**Total Parking:** 3

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Fireplace Features:** Double Sided, Gas, See Through

**Exterior Features:** Other

**District:** CAL Zone W

**Interior Features:** Breakfast Bar, Double Vanity, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)



**Lot Features:** Back Lane,Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,Greenbelt,No Neighbours Behind,Landscaped,Views,Wooded

**Heating Type:** Forced Air,Geothermal

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Partial

**Laundry features:** Laundry Room, Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:** Composite Siding,Stone,Wood Frame

**Foundation:** Poured Concrete

**Living Area SF:** 1456.00

**Structure Type:** Five Plus

**Levels:** One

**Zoning:** DC

**List Price Square Foot:** \$ 607.83

**Photo Count:** 36

**Unit Exposure:** N

**Suite:** No

**Appliances:** Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Cougar Ridge

**Restrictions:** None Known

