

The Landings at Cougar Ridge

Luxury living and unbeatable views on
Calgary's magnificent west side



FOR DISCERNING HOMEBUYERS IN SEARCH OF AN upscale new home that combines the finest in features, location, quality and smart design, all in an attractive package, the search just got a whole lot easier. The Landings at Cougar Ridge, the latest new development by award-winning Statesman Group, offers buyers in the luxury market a refreshing alternative to the status quo.

Featuring a sophisticated collection of 21 garden villas and 45 luxury townhomes, each with a list of must-haves designed to impress even the most style-savvy homeowner, the Landings at Cougar Ridge bring the best in elegant, maintenance-free living to one of Calgary's most-desirable new areas.

Situated at the city's western edge, the community

of Cougar Ridge boasts the benefits of a spectacular natural setting, with panoramic views of the Bow River valley and downtown, plus easy access to a wide array of lifestyle amenities, recreational options and everyday conveniences located nearby. Mature trees, abundant greenspace and an adjacent environmental reserve provide a pleasant backdrop to the tasteful architecture and streetscapes of the neighbourhood.

The one-level garden villa residences at the Landings are an ideal fit for those looking to downsize from larger estate homes without sacrificing the amenities and comforts of estate living. Ranging in size from 1,533 to 2,819 sq. ft., with two or three bedrooms, two full baths and a bonus media room or den, plus a large outdoor terrace, the villas offer

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country-club elegance without the upkeep.

"These homes are definitely designed for entertaining with large areas for dining, media rooms, two-storey windows and vaulted ceilings," says Jason Goodwill, sales consultant for Statesman.

The well-appointed, two-storey townhomes are designed with the active professional in mind, offering generous, practical layouts averaging 1,700 sq. ft., in two- or three-bedroom combinations with two full baths (plus a handy powder room). A main-floor den, formal dining area and Great Room, and an upper-level family room add to the classic, stately feel.

Every residence at the Landings at Cougar Ridge also offers such notable standard specifications as granite countertops in the kitchen and baths, maple



cabinets, a full stainless steel five-appliance package (plus washer/dryer), nine-ft. ceilings and lavish spa-like ensuite master baths. Parking is conveniently located directly below in the heated underground concrete parkade, with two private spots for each townhome and three for each villa, plus ample spaces for visitors.

The handsome exteriors feature a Craftsman-style esthetic, with Hardi-plank siding in an earth-tone colour palette, dramatic roof angles and distinctive stone accents, blending seamlessly with the upscale surroundings. And the beauty is more than just skin deep: eco-friendly features like low-flow fixtures, R20 insulation and the revolutionary Geo Thermal Earth Energy heating and cooling system (which uses the Earth's own heat to help heat and cool the home), offer a reduced environmental impact as well.

Building in the Calgary area for more than 30 years, the Statesman Group has a reputation for quality, lasting value and innovative design that few other home builders can match. "We were the first to introduce the villa concept to Western Canada back in 1984," says Goodwill. This commitment to excellence is evident in every stage of the buying and building process.

"We're breaking ground as we speak, with first possessions slated for early spring 2011 and more slated for later in spring and into the fall," says Goodwill. With townhomes starting in the \$500,000s and villas in the \$700,000s, now is the perfect time to choose your new home's view at the Landings at Cougar Ridge.

The Statesman Group information and sales centre is located at 7370 Sierra Morena Blvd. S.W. and is open Monday through Friday from 9 a.m. to 5 p.m., and weekends and after-hours by appointment. Call 403.968.1092 and visit cougarridgelandings.com for more information.

Landings at Cougar Ridge

ADDRESS

7370 Sierra Morena Blvd. S.W.

PHONE

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WEBSITE

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