



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**29 TIMBERLINE Court, Calgary T3H 6C8**

MLS®#: **A2118856**

Area: **Springbank Hill**

Listing Date: **03/31/24**

List Price: **\$2,325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **7,524 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,488**

Low Sqft:

Ttl Sqft: **3,488**

DOM

**49**

Layout

Beds: **4 (3 1 )**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Pie Shaped Lot**  
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Brick,Composite Siding,See Remarks**

Flooring:

**Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Built-In Refrigerator,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,See Remarks,Washer/Dryer**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room

**Den**

**Dining Room**

**Mud Room**

**Bonus Room**

**5pc Ensuite bath**

**Bedroom**

**4pc Bathroom**

Level

**Main**

**Main**

**Main**

**Second**

**Second**

**Second**

**Second**

Dimensions

**15`7" x 10`9"**

**21`0" x 13`3"**

**9`0" x 8`10"**

**15`10" x 13`2"**

**22`8" x 8`4"**

**16`10" x 12`10"**

**11`10" x 5`10"**

Room

**Living Room**

**Kitchen**

**2pc Bathroom**

**Bedroom - Primary**

**Bedroom**

**4pc Ensuite bath**

**Laundry**

Level

**Main**

**Main**

**Main**

**Second**

**Second**

**Second**

**Second**

Dimensions

**18`0" x 16`6"**

**21`9" x 11`3"**

**6`0" x 5`1"**

**16`4" x 14`5"**

**12`0" x 11`10"**

**9`10" x 5`0"**

**9`0" x 7`0"**

Game Room  
Bedroom  
3pc Bathroom

Lower  
Lower  
Lower

25`0" x 15`0"  
10`7" x 11`10"  
8`6" x 8`0"

Living Room  
Exercise Room

Lower  
Lower

22`8" x 14`2"  
15`8" x 15`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1s**  
  
**2011507**

Remarks

Pub Rmks:

**Truman built ravine backing walkout home nestled in prestigious Timberline Estates!!! Minutes away from the Aspen Landing Shopping Centre, Calgary Transit and LRT, World Class Schools, Parks, and Pathways with great access to the mountains - this location can't be beat! Step inside to a Bright Open Concept home with Chef's Kitchen featuring Full Height Custom Cabinetry, Gas Cooktop, Wall Oven, paneled Fridge , paneled Dishwasher, Fisher Paykel Built in Coffee System, Under Cabinetry Lighting, seamless Quartz Countertops & Backsplash with Oversized Island and Expansive Cabinetry, Living Room features Open to Above with Floor to Ceiling Fireplace detailing, Large Dining area, all perfect for Entertaining but functional and Cozy for family nights in front of the Fireplace with views of the Ravine. The Main Floor also features a quite Den with Built in Cabinetry, Walk through Pantry with Built Ins, 2-piece Bathroom and Mudroom with Storage Bench Seating leading in from the Triple Garage. Step upstairs to the Central Bonus Room with wood inlay Tray Ceiling detailing and Panoramic Views of the Ravine, then into the luxurious Owner's Retreat with highlights such as Tray Ceilings , 5 piece Ensuite with Freestanding Soaker Tub, Tiled Shower with Built in Bench, Dual Vanities with Make-Up Desk, separate Water Closet, His and Her's Wardrobe's leading through to the Upper Floor Laundry Room with Built in Cabinetry and Sink. The Upper Floor features two additional Bedrooms both with Walk in Closets and Tray Ceilings. Bedroom #2 features a 4-piece Ensuite and Bedroom #3 features a Jack n' Jill Bathroom. The Lower-Level WALK OUT features a Recreation Room with Wet Bar and Beverage Fridges, Living area opening to the Exercise Room, additional Bedroom and 3pc Bathroom with Tile Shower. Additional features include Painted Ceilings, High Ceilings, Tray Ceiling detailing with Wood Inlay in Primary Bedroom & Bonus Room, Wood Ceiling detailing in the Kitchen and Ensuite, Tray Ceilings in Bedroom #2 & Bedroom #3, Large Deck overlooking Greenspace, Walk Out Basement**

Inclusions:  
Property Listed By:

**n/a**  
**RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123























