



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2141416** Area: **Springbank Hill** Listing Date: **06/19/24** List Price: **\$2,225,000**  
 Status: **Active** County: **Calgary** Change: **-\$100k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **7,524 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,529**  
 Low Sqft:  
 Ttl Sqft: **3,529**

DOM

**101**  
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,Cul-De-Sac,Landscaped,Pie Shaped Lot**  
 Park Feat: **Aggregate,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Brick,Composite Siding,Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bar,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Stone Counters,Tray Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	15`10" x 10`9"	Entrance	Main	14`2" x 8`1"
Living Room	Main	17`6" x 16`8"	Dining Room	Main	18`0" x 10`9"
Kitchen	Main	21`7" x 13`10"	Mud Room	Main	8`11" x 8`10"
Bonus Room	Upper	13`3" x 15`9"	Furnace/Utility Room	Lower	15`7" x 8`7"
Game Room	Lower	15`5" x 13`9"	Den	Lower	22`7" x 14`1"
Game Room	Lower	14`3" x 24`8"	Bedroom - Primary	Upper	16`4" x 14`5"

Bedroom  
Bedroom  
4pc Ensuite bath  
5pc Ensuite bath

Upper  
Lower  
Upper  
Upper

11`10" x 12`3"  
11`11" x 10`4"  
4`11" x 9`8"  
8`6" x 22`7"

Bedroom  
3pc Bathroom  
4pc Ensuite bath  
2pc Bathroom

Upper  
Lower  
Upper  
Main

12`11" x 16`10"  
8`3" x 7`11"  
11`10" x 5`11"  
5`11" x 5`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **2011507**

Zoning:  
**R-1s**

Remarks

Pub Rmks: **Indulge in the pinnacle of luxury living with this exquisite Truman-built walkout home, perfectly situated on a ravine in the exclusive Timberline Estates. This premier location offers unrivaled convenience, just minutes from Aspen Landing Shopping Centre, Calgary Transit and LRT, top-tier schools, scenic parks, and extensive pathways, with effortless access to the majestic mountains. With over 4,890 sqft of luxurious living space, this home offers 4 bedrooms, flexible spaces, a home office, gym, games room, and bonus room, all set in a highly coveted area. Upon entering, you'll be captivated by the bright, open-concept design. The gourmet kitchen is a chef's dream, featuring full-height custom cabinetry, a gas cooktop, wall oven, paneled refrigerator and dishwasher, Fisher Paykel built-in coffee system, under-cabinet lighting, seamless quartz countertops and backsplash, an oversized island, and expansive storage. The living room, with its soaring ceiling and floor-to-ceiling fireplace, alongside a spacious dining area, creates an ideal setting for both grand entertaining and cozy family nights, all with stunning ravine views. The main floor also offers a tranquil den with custom built-ins, a walk-through pantry with tailored shelving, a chic 2-piece bathroom, and a mudroom with storage bench seating, leading in from the attached triple garage. The upper level is designed for luxury and comfort, featuring a central bonus room with wood inlay tray ceiling and panoramic ravine views. The opulent owner's suite boasts tray ceilings, a lavish 5-piece ensuite with a freestanding soaker tub, tiled shower with built-in bench, dual vanities with a make-up desk, a separate water closet, and His and Her wardrobes leading to the upper floor laundry room with custom cabinetry and a sink. Additionally, the upper floor includes two more bedrooms, each with walk-in closets and tray ceilings. Bedroom #2 offers a private 4-piece ensuite, while Bedroom #3 enjoys a Jack and Jill bathroom. The lower-level walkout is an entertainer's haven, featuring a recreation room with a wet bar and beverage fridges, a living area that flows into an exercise room, an additional bedroom, and a 3-piece bathroom with a tiled shower. This former showhome is adorned with high-end finishes, including painted and high ceilings, intricate tray ceiling detailing with wood inlay in the primary bedroom and bonus room, wood ceiling accents in the kitchen and ensuite, and tray ceilings in bedrooms #2 and #3. A large deck overlooking the lush greenspace and a fully finished walkout basement complete this masterpiece.**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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













