



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**36 TIMBERLINE Way, Calgary T3H 0W3**

MLS®#: **A2143674**      Area: **Springbank Hill**      Listing Date: **06/25/24**      List Price: **\$1,299,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2020**  
Lot Information  
 Lot Sz Ar: **3,519 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,422**  
 Low Sqft:  
 Ttl Sqft: **2,422**

DOM  
**7**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **5**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**      Construction: **Brick,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Hardwood,Marble**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Disposal,Dryer,Garburator,Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Elevator**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>18`11" x 18`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`5" x 10`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`3" x 11`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 9`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`1" x 14`5"</b>
<b>Family Room</b>	<b>Second</b>	<b>19`0" x 13`7"</b>	<b>Laundry</b>	<b>Second</b>	<b>10`1" x 5`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 10`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`4" x 10`1"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>10`3" x 7`0"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>15`11" x 10`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>		<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>23`6" x 9`2"</b>

Title: **Fee Simple**  
 Zoning: **R-G**  
 Legal Desc: **2010870**

Remarks

Pub Rmks: **A Stunning Home You Won't Want to Miss! This spectacular two-story home on Timberline Way is an absolute must-see. Boasting a triple under-drive garage with translucent door panels, the property sits on a beautifully landscaped lot that will take your breath away. The home features not one, but two stunning decks - a bright and spacious one over the garage at the front, as well as a cozy and private deck at the back complete with a relaxing hot tub. The open-concept living room is filled with natural light and features a beautiful gas fireplace and an extensive wet bar. Sliding glass doors lead out to the front deck, perfect for entertaining. The generous, open dining area includes a charming bump-out perfect for a buffet and hutch. The sparkling white kitchen is a chef's dream, with a gas stove, double oven, ample cabinetry, and a huge island with plenty of space for diners. The kitchen door opens directly onto the deck, making summer barbecues a breeze. And the best part? The elevator stops right beside the kitchen, making it a cinch to bring in groceries from the garage. Upstairs, the sumptuous primary bedroom boasts a five-piece ensuite bath with a deep oval tub, two sinks, and a large glass shower with a bench. The walk-in closet provides ample storage space. Two additional bedrooms, a laundry room, a spacious family room, and a four-piece bath complete the second floor. And yes, the elevator does go to the top and stops conveniently next to the primary bedroom. The lower level is equally impressive, with a fully finished, heated triple garage featuring drywall, a knockdown stipple ceiling, and an epoxy floor. The ground-level entrance leads to the lower foyer, which provides access to the elevator and the utility room. This home truly has it all - from the stunning exterior to the meticulously designed interior, every detail has been thoughtfully considered. Don't miss your chance to make this exceptional property your new home. Schedule a viewing today!**

Inclusions: **Hot tub.**  
 Property Listed By: **Royal LePage Benchmark**

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









