

7 TIMBERLINE Gate, Calgary T3H 0W3

MLS® #: **A2144347** Area: **Springbank Hill** Listing Date: **06/25/24** List Price: **\$2,699,000**
 Status: **Active** County: **Calgary** Change: **-\$76k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **10,021 sqft**
 Lot Shape:

DOM

102
Layout
 Beds: **5 (4 1)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

Ttl Park: **7**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Rectangular Lot,Views**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt** Construction: **Mixed,Shingle Siding,Stone,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Cork,Hardwood,Tile**
 Sewer: Ext Feat: **Balcony,Garden,Lighting,Other,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Gas Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bar,Bookcases,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Sauna,See Remarks,Separate Entrance,Soaking Tub,Storage,Tray Ceiling(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Lower	12`6" x 10`10"	Other	Lower	10`5" x 8`9"
Family Room	Lower	25`7" x 16`11"	Wine Cellar	Lower	9`7" x 6`5"
Hobby Room	Lower	21`2" x 12`9"	Storage	Lower	21`2" x 4`6"
Great Room	Main	16`11" x 10`0"	Dining Room	Main	15`0" x 11`0"
Other	Main	14`1" x 10`6"	Office	Main	14`0" x 13`1"

Kitchen
Other
Other
Bedroom
Other
4pc Bathroom
5pc Bathroom

Main 15`8" x 11`4"
Main 12`7" x 8`4"
Second 8`9" x 6`7"
Second 17`6" x 15`6"
Second 15`1" x 4`1"
Main
Second

Mud Room
Bedroom - Primary
Bedroom
Bedroom
4pc Bathroom
5pc Ensuite bath
4pc Bathroom

Main 9`7" x 9`5"
Second 17`3" x 16`0"
Second 13`10" x 10`11"
Second 14`2" x 10`10"
Lower
Second
Second

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1112756

Zoning:
R-1s

Remarks

Pub Rmks:

OPEN HOUSE SUNDAY OCTOBER 6TH 12:00PM-2:00PM. Experience the epitome of luxury living in this stunning residence located in the prestigious community of Springbank Hill. The location is outstanding backing onto a park with a playground and pathway system. The professionally landscaped yard features extensive Rundle rock gardens, flowering trees, magical vines growing up the fence-line and gigantic columnar Aspen trees. The sunny South deck is partially covered and boasts a wood-burning fireplace and expands across the entire South side of this beautiful home. Spanning nearly 6000 square feet of exquisitely curated designer space, this luxury home offers four bedrooms on the second level, a gourmet kitchen with top end appliances and finishes including a Wolf gas range, Sub Zero refrigerators, and leathered quartzite countertops. Start mornings off right in the butler's pantry featuring a built-in Miele espresso maker and the wine fridge makes entertaining friends and family a breeze. Enjoy sophisticated details like rich Acacia Walnut hardwood flooring, custom wainscoting, coffered and barrel-vaulted ceilings and two separate show stopping rooms meticulously designed by award-winning designer Paul Lavoie. This homes elevated build quality is evident from the millwork detailing to the incredible window designs to the unique polished nickel fixtures and hardware to the oval center stair feature to the solid core doors with Entek Crystal hardware. The primary suite boasts vaulted ceilings, a private seating area/dressing room, and a luxurious ensuite with heated porcelain floors, a large soaker tub, and double vanities adorned with stylish gray marble styled counters. Indulge in the lower-level walkout amenities that features a climate-controlled wine room next to the cutting-edge wet bar and a large, dedicated steam sauna room. Additional spaces to be found on the lower level include an additional bedroom, games room, and family media room. Fabulous upgrades you don't want to miss include Hunter Douglas motorized blinds, Smart home integration, and an in-floor radiant heated three-car garage. This is more than a home; it's a sanctuary of elegance and comfort. This superb family home can be found just minutes away from Calgary's top private schools, numerous trendy restaurants, and an abundance of shopping and day to day amenities that make life as convenient as possible!

Inclusions:
Property Listed By:

**All drapery in the home, built-in espresso maker, all house automation technology and corresponding components.
Coldwell Banker Mountain Central**

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











