



THE
A-TEAM

**RE/MAX
FIRST**

51 TIMBERLINE Point, Calgary T3H 6C8

MLS® #: **A2155625** Area: **Springbank Hill** Listing Date: **08/16/24** List Price: **\$2,050,000**
 Status: **Active** County: **Calgary** Change: **-\$98k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **6,329 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,016**
 Low Sqft:
 Ttl Sqft: **2,016**

DOM

33
Layout
 Beds: **4 (1 3)**
 Baths: **3.0 (2 2)**
 Style: **Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Low Maintenance Landscape,Greenbelt,Irregular Lot,Landscaped**
 Park Feat: **Driveway,Garage Door Opener,See Remarks,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Balcony,Other**

Construction: **Cement Fiber Board,Stone,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Induction Cooktop,Instant Hot Water,Microwave,Oven-Built-In,Range Hood,Warming Drawer,Washer,Water Conditioner,Wine Refrigerator**
 Int Feat: **Bar,Beamed Ceilings,Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Tray Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`3" x 11`10"	Dining Room	Main	13`11" x 11`6"
Living Room	Main	20`10" x 15`0"	Office	Main	14`7" x 10`11"
Mud Room	Main	12`9" x 8`0"	Game Room	Lower	28`9" x 10`4"
Family Room	Lower	18`6" x 14`11"	Furnace/Utility Room	Lower	13`11" x 10`8"
Bedroom - Primary	Main	14`1" x 13`0"	Bedroom	Lower	13`6" x 12`10"

Bedroom Lower 13`6" x 11`8"
2pc Bathroom Main 5`7" x 5`4"
4pc Bathroom Lower 8`0" x 7`5"

Bedroom Lower 13`11" x 9`6"
5pc Ensuite bath Main 13`10" x 9`10"
2pc Bathroom Lower 5`6" x 5`2"
Legal/Tax/Financial

Title: Zoning:
Fee Simple R-1s
Legal Desc: 2011507

Remarks

Pub Rmks: **Welcome to your dream home in the heart of the cherished Springbank Hill community! This exquisite 4-bedroom, 2 full bath, and 2 half bath walkout bungalow offers 3,850 sqft of luxurious and inviting living space, all situated on a south-facing corner lot that backs onto the greenbelt. As you step inside, you'll be greeted by an abundance of natural light, enhancing the warm and elegant design of the home. The main floor boasts 10-foot ceilings and beautiful hardwood flooring throughout. A comfortable office, accessed through a charming barn door, provides the perfect space for work or study, complete with built-in storage and coffered ceilings. The open-concept gourmet kitchen is a chef's dream, featuring built-in Sub-Zero and Wolf appliances, a walk-through pantry leading to the mudroom, and easy access to the triple-car attached garage. The kitchen seamlessly flows into the inviting living area, where a gas fireplace with built-in storage and stunning beamed ceilings creates a perfect gathering spot for family and friends. From the dining area, step out onto your deck—perfect for hosting barbecues or enjoying a peaceful morning coffee. The upper deck is equipped with stone tile, a rollout sunshade, and a remote windscreen for your comfort. The primary suite is a serene haven featuring a luxurious ensuite with a barn door, curbless shower, heated towel bar, programmable heated floors, a soaker tub, dual vanities, and a spacious walk-in closet with built-in storage. Descend the custom-built spiral staircase, accented by an impressive floor-to-ceiling stone wall, to the lower level. Here, you'll find a stylish wet bar with open shelving and a Sub-Zero wine fridge, a large recreation room, a home gym, and a steam shower in the Jack and Jill bathroom. This level also features three additional bedrooms, an additional half bath, ample storage space, and in-slab heating. The walkout basement leads to your beautifully landscaped, fully fenced, and low-maintenance backyard, offering a serene and picturesque setting with a stamped concrete patio and gemstone lighting. The triple-car garage is a standout, featuring an epoxy floor, fully dry-walled and painted walls, metal cabinets, additional storage shelves, hot and cold water, floor drains, and humidity control. The home is equipped with a 7-zone Sonos system, Sonos sound bars for two main TVs, all neatly wired back to an electronics cabinet in the utility room. TV security cameras inside and out ensure peace of mind. The fully landscaped and irrigated front and back yards provide a lush, green oasis. This secluded location is close to excellent private and public schools, shopping, amenities, the Westside Recreation Centre, and numerous pathways and parks throughout the stunning estate community of Springbank Hill. This impressive home is a must-see for any family. Schedule your private showing today and experience the epitome of luxurious and warm living!**

Inclusions: **3 TV's with Wall Mounts, 1 Sound Bar(main level) Sonos System**
Property Listed By: **Century 21 Bamber Realty LTD.**

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