

22 TIMBERLINE Place, Calgary T3H 0W3

MLS® #: **A2157494** Area: **Springbank Hill** Listing Date: **09/12/24** List Price: **\$1,828,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **10,128 sqft**
 Lot Shape:

DOM

7
Layout
 Beds: **5 (4 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, No Neighbours Behind, Pie Shaped Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Hardwood, Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **High Ceilings, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`7" x 5`0"	Dining Room	Main	14`2" x 13`11"
Foyer	Main	11`9" x 9`7"	Kitchen	Main	18`8" x 15`1"
Living Room	Main	19`11" x 13`11"	Mud Room	Main	7`10" x 9`2"
Office	Main	11`9" x 11`6"	3pc Ensuite bath	Upper	6`4" x 10`2"
4pc Bathroom	Upper	12`1" x 6`2"	5pc Ensuite bath	Upper	12`0" x 13`11"

Bonus Room Upper 12`0" x 16`1"
Bedroom Upper 12`0" x 14`0"
Laundry Upper 9`7" x 9`2"
4pc Bathroom Basement 9`6" x 6`5"
Exercise Room Basement 11`2" x 7`7"
Media Room Basement 17`11" x 14`2"

Bedroom Upper 12`1" x 10`4"
Bedroom Upper 10`8" x 14`6"
Bedroom - Primary Upper 16`0" x 14`2"
Bedroom Basement 13`11" x 13`5"
Game Room Basement 19`6" x 14`0"
Furnace/Utility Room Basement 15`5" x 13`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-1s
 Legal Desc: 1112756

Remarks

Pub Rmks: **** OPEN HOSUE SUNDAY, Sept 22 12 -1:30 PM ** Experience unparalleled elegance and tranquility in this breathtaking Timberline Estates residence, perfectly situated on a .23-acre lot in a serene cul-de-sac amidst a collection of luxury homes. This stunning property backs onto an environmental reserve, offering panoramic views of the eastern skyline and the majestic Rocky Mountains, while facing a park with a playground and a scenic pathway system. With over 4,973 square feet of meticulously crafted living space, this home exemplifies superior attention to detail. Gleaming hardwood flooring and luxurious tiles adorn the upper two levels and the walk-out basement. The open floor plan, abundant natural light, designer lighting, and modern architectural touches that exude sophistication throughout. The gourmet kitchen is a chef's dream, boasting quartz countertops, high-end stainless steel appliances, including a gas cooktop, built-in oven, microwave, chimney range hood. The centrepiece is a massive island, providing ample prep space, complemented by a spacious pantry for additional storage. Adjacent to the kitchen, the elegant dining room offers the perfect setting to enjoy breathtaking sunrises. The bright and airy living room, bathed in natural light from large windows, features a double-sided stone fireplace shared with the main floor office or flex space. The main floor also includes a mudroom with built-in cabinets, ensuring easy organization. Ascend to the upper level to find the luxurious primary bedroom, complete with a dream walk-in closet and a splendid five-piece ensuite. Three additional bedrooms (one with a three-piece ensuite), a four-piece bath, bonus room, and a conveniently located laundry room provide private spaces for every family member. The walk-out basement is a haven for entertainment and relaxation, featuring a rec room, gym, theater, fifth bedroom, and a four-piece bathroom. Trails leading to the ponds below offer hours of exploration and serene views. This home is ideally situated near Griffith Woods Park, WestSide Rec Centre, three golf and country clubs, Winsport, and Aspen Landing Shopping Centre, ensuring an active lifestyle with numerous amenities. It is also in close proximity to Calgary's top schools, including Webber Academy, Rundle College, Ernest Manning High School, and Ambrose University, as well as the new SW access of Stoney Trail, providing quick access to downtown and the mountains. Experience the epitome of luxury living in Timberline Estates, where every detail is crafted to perfection, and the beauty of nature is at your doorstep.**

Inclusions: None
 Property Listed By: eXp Realty

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











