

3008 85 Street, Calgary T3H 4H1

MLS® #: **A2171957** Area: **Springbank Hill** Listing Date: **10/09/24** List Price: **\$785,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **2,120 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,481**
 Low Sqft:
 Ttl Sqft: **1,481**

DOM

9
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Double Garage Detached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Brick**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`0" x 8`6"	Dining Room	Main	12`0" x 11`6"
Living Room	Main	14`0" x 11`6"	Laundry	Upper	6`0" x 3`6"
Game Room	Basement	27`6" x 10`6"	Bedroom	Basement	11`0" x 10`6"
Bedroom - Primary	Upper	13`0" x 12`0"	Bedroom - Primary	Upper	13`0" x 12`0"
2pc Bathroom	Main		4pc Ensuite bath	Upper	
4pc Ensuite bath	Upper		4pc Bathroom	Basement	

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

Zoning: **R-G**

Remarks

Pub Rmks: **Located in Timberline Estates, this 2+1 bedroom luxury townhome with NO CONDO FEES offers over 2100 sq ft of developed living space, including a FULLY DEVELOPED WALK-OUT BASEMENT with separate entrance providing potential for a legal suite. The open main level presents luxury vinyl plank flooring, high ceilings & is illuminated with recessed lights & modern light fixtures, showcasing the living room with sleek electric fireplace. Just steps away, is the kitchen which is tastefully finished with quartz counter tops & backsplash, island/eating bar, plenty of storage space & excellent appliance package. The dining area with access to a large deck has ample space to host a family gathering or dinner party. Completing the main level is a stylish 2 piece powder room. The second level hosts 2 spacious primary bedrooms, each with a walk-in closet & private 4 piece ensuite. Laundry facilities are also conveniently located on the second level. Basement development includes a large recreation/family room, third bedroom & a 4 piece bath. There's also direct access to the covered patio area. Other notable features include central air conditioning, central vacuum system & a heated double detached garage. This gorgeous townhome is located close to parks, schools, shopping, public transit & has easy access to 17th Avenue & Stoney Trail.**

Inclusions: **Two TV mounts.**
Property Listed By: **RE/MAX Real Estate (Central)**

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









