



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3080 85 Street, Calgary T3H 6C7**

MLS®#: **A2173119**

Area: **Springbank Hill**

Listing Date: **10/18/24**

List Price: **\$1,099,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2021**

Finished Floor Area

Abv Sqft: **1,702**

Low Sqft:

Ttl Sqft: **1,702**

Lot Information

Lot Sz Ar: **1,851 sqft**

Lot Shape:

DOM

**34**

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **4 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Low Maintenance Landscape,Landscaped,Views**

**Concrete Driveway,Double Garage Attached,Garage Faces Rear,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction: **Brick,Composite Siding,Wood Frame**  
Flooring: **Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Closet Organizers,Double Vanity,Elevator,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`8" x 13`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`1" x 10`6"</b>
<b>Balcony</b>	<b>Main</b>	<b>21`5" x 11`3"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>10`3" x 4`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 9`4"</b>
<b>Den</b>	<b>Lower</b>	<b>20`8" x 13`7"</b>
<b>Balcony</b>	<b>Lower</b>	<b>21`4" x 20`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`10" x 4`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>14`0" x 10`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`6" x 5`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`1" x 11`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 9`10"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`1" x 4`8"</b>
<b>Game Room</b>	<b>Lower</b>	<b>14`3" x 14`1"</b>
<b>Mud Room</b>	<b>Basement</b>	<b>9`3" x 8`1"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>11`0" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`4" x 4`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2011507**

Remarks

Pub Rmks:

**Welcome to unparalleled luxury in the Street Towns of Timberline Estates, a prestigious community in Springbank Hill, Calgary. This exquisite 4-level townhome by Truman Homes offers nearly 2,800 sq ft of meticulously designed living space, showcasing a wealth of high-end upgrades and premium details, all with no condo fees. This larger interior unit boasts a unique floor plan that features 3 bedrooms, 3.5 baths, oversized & heated double garage, dual expansive outdoor living areas and an elevator servicing all levels. As you enter, you'll be greeted by expansive 9' ceilings and elegant luxury vinyl plank floors that flow throughout the home. The open-concept main floor is perfect for entertaining, with a sophisticated L-shaped gourmet kitchen at its heart. Outfitted with quartz countertops, quartz backsplash, sleek cabinetry with gold hardware, custom hood fan and a full size refrigerator, this kitchen is designed for both beauty and function. Step outside from the dining room to an impressive 21' x 11' deck with captivating east views of west hills and beyond. This main level outdoor space features privacy glass creating the perfect retreat for entertaining, relaxation and enjoying the sunrise. On the upper level, discover the tranquil primary suite, complete with stunning views, a custom walk-in closet with cabinet tower, and a spa-like ensuite featuring dual vanities and a glass-enclosed shower with a bench. Two additional bedrooms with mountain and sunset views, a well-appointed full bath and convenient laundry room complete this level. The lower level recreation room opens to another expansive 21' x 20' partially covered deck, offering the feeling of a walk-out, more scenic views and the perfect setting for a hot tub. A versatile den, ideal as a guest room, gym or home office, finishes this floor along with a full bath. A spacious mudroom in the basement provides access to the heated garage and elevator for ease of everyday living. Additional highlights include gas and water lines on both decks, air conditioning, extensive LED potlights throughout, contemporary light fixtures, additional eavestroughs, and immaculate finished garage with rear driveway for additional parking. Located just minutes from Aspen Landing Shopping Centre, west side amenities with easy access to Stoney Trail and weekend getaways to the mountains, this low-maintenance luxury townhome offers the best of the west side lifestyle all without condo fees. Don't miss the chance to experience the epitome of modern elegance and incredible views in this remarkable Timberline Estates townhome.**

Inclusions:  
Property Listed By:

**Electric Fireplace in Living Room, Window blinds  
Sotheby's International Realty Canada**

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













