

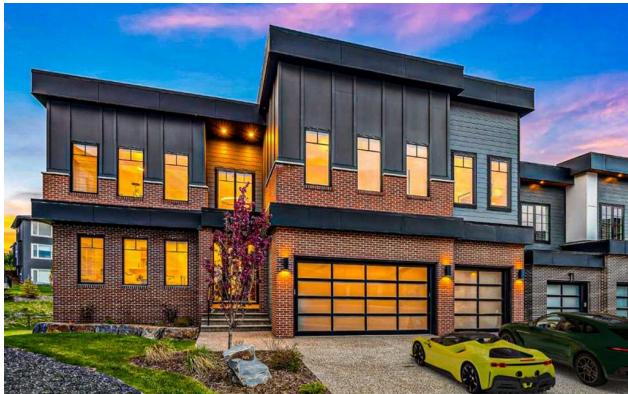


THE
A-TEAM

**RE/MAX
FIRST**

29 TIMBERLINE Court, Calgary T3H 6C8

MLS® #: **A2178927** Area: **Springbank Hill** Listing Date: **11/13/24** List Price: **\$2,199,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **7,524 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,543**
 Low Sqft:
 Ttl Sqft: **3,543**

DOM

80
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Landscaped,Pie Shaped Lot**
 Park Feat: **Aggregate,Front Drive,Garage Faces Front,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Brick,Composite Siding,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Washer/Dryer**
 Int Feat: **Bar,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Tray Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	26`3" x 57`5"	Storage	Main	15`10" x 17`3"
Den	Main	35`3" x 51`1"	Living Room	Main	57`5" x 53`10"
2pc Bathroom	Main	16`8" x 19`5"	Mud Room	Main	29`6" x 29`0"
Pantry	Main	18`10" x 24`10"	Kitchen With Eating Area	Main	69`2" x 40`9"
Dining Room	Main	36`8" x 68`11"	Bedroom	Upper	55`3" x 42`1"
4pc Ensuite bath	Upper	32`3" x 16`2"	Bedroom	Upper	38`7" x 39`8"
4pc Ensuite bath	Upper	38`7" x 19`2"	Bedroom - Primary	Upper	47`7" x 53`7"

5pc Ensuite bath	Upper	74`5" x 27`4"	Laundry	Upper	23`3" x 29`3"
Bonus Room	Upper	43`3" x 51`5"	Family Room	Basement	45`11" x 73`10"
Exercise Room	Basement	45`1" x 50`4"	Game Room	Basement	80`11" x 54`5"
Other	Basement	50`7" x 7`1"	3pc Bathroom	Basement	27`1" x 26`0"
Bedroom	Basement	33`11" x 46`6"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **2011507**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY FEB 2 - 12PM -2PM ACT FAST: EXCEPTIONAL DEAL ON THIS PROPERTY! Welcome to your dream residence in the prestigious Timberline Estates, a newly constructed luxury masterpiece by Truman Homes. Elegantly positioned to back onto serene ravine views, this stunning walkout property blends sophisticated design with the allure of natural surroundings—all while being moments away from Calgary's best amenities, including Aspen Landing Shopping Centre, Calgary Transit and LRT, scenic parks, and mountain access for weekend escapes. From the moment you step inside, this home's bright, open-concept layout promises to impress. The living room is a true showpiece, featuring soaring two-story ceilings and a dramatic floor-to-ceiling fireplace, effortlessly flowing into a spacious dining area that showcases picturesque ravine vistas. The gourmet kitchen is a chef's paradise, appointed with full-height custom cabinetry, top-tier stainless steel appliances, under-cabinet lighting, a spacious walk-through pantry, and quartz countertops with an oversized island—perfect for both family gatherings and entertaining guests. The main floor offers a thoughtfully designed home office or den with built-in cabinetry, a sophisticated 2-piece bath, and a well-organized mudroom complete with a built-in bench, leading directly to the spacious triple garage. Upstairs, a central bonus room offers panoramic views of the ravine, while the luxurious primary suite redefines relaxation. This private retreat boasts a spa-inspired 5-piece ensuite, including a freestanding soaker tub, a tiled shower with a built-in bench, dual vanities with a makeup desk, and double walk-in closets that connect seamlessly to a convenient laundry room with built-in cabinetry and a sink. Two additional upstairs bedrooms each feature walk-in closets and private 4-piece ensuite bathrooms, perfect for family or guests. The fully finished walkout lower level is designed for entertainment and leisure, with a recreation/games room, custom-built wet bar equipped with a wine fridge and beverage cooler, a private gym, a cozy family room, an extra bedroom, and a 3-piece bath. Outdoor living is equally impressive, with a spacious upper deck for dining and lounging, plus a lower-level patio that opens to a landscaped backyard seamlessly connected to the scenic greenspace. This former show home comes complete with a designer lighting package, engineered white oak hardwood floors, and designer ceramic tile, delivering elegance and style in every corner. With an unparalleled location near Calgary's top-rated schools—including Webber Academy, Rundle College, Ernest Manning High School, and Ambrose University—and close proximity to the Westside Recreation Centre and LRT, this home truly embodies the pinnacle of luxury living. Move in and experience the best of Timberline Estates.**

Inclusions: **None**
 Property Listed By: **eXp Realty**

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

