



THE
A-TEAM

**RE/MAX
FIRST**

4 TIMBERLINE Point, Calgary T3H6C8

MLS® #: **A2179997** Area: **Springbank Hill** Listing Date: **11/19/24** List Price: **\$949,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **6,636 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM
140
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,No Neighbours Behind,Pie Shaped Lot**
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: Zoning:
Fee Simple **R-1S**
 Legal Desc: **2411714**

Remarks

Pub Rmks: **Welcome to this Rare opportunity to be apart of this Exclusive opportunity to purchase prime lots in Timberline! Located in a Quiet cul-de-sac, backing on to trees and surrounded by multi-million dollar homes, act fast as there are only 4 lots remaining! This a desirable pie shaped walk-out lot. Call for more information today!**
 Inclusions: **N/A**
 Property Listed By: **eXp Realty**

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



