



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 TIMBERLINE Point, Calgary T3H6C8**

MLS® #: **A2179998**

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: **8,403 sqft**  
Lot Shape:

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

DOM

**32**  
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,Many Trees,Pie Shaped Lot**  
Park Feat:

Utilities and Features

Roof:  
Heating:  
Sewer:  
Ext Feat:  
Kitchen Appl:  
Int Feat:  
Utilities:

Construction:  
Flooring:  
Water Source:  
Fnd/Bsmt:

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: **Fee Simple**  
Legal Desc: **2411714**  
Zoning: **R-1S**

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 is the Largest lot of the 4 remaining and is a walk-out pie shaped 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



