



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

64
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking
Ttl Park: **0**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Backs on to Park/Green Space,Cul-De-Sac,No Neighbours Behind,Many Trees,Pie Shaped Lot

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



