



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**25 TIMBERLINE Court, Calgary T3H 6C8**

MLS®#: **A2183436**

Area: **Springbank Hill**

Listing Date: **12/16/24**

List Price: **\$2,794,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **9,030 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **4,180**

Low Sqft:

Ttl Sqft: **4,180**

DOM

**5**

Layout

Beds: **6 (5 1 )**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space, Pie Shaped Lot**  
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Brick, Composite Siding, See Remarks**

Flooring:

**Ceramic Tile, Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, See Remarks, Washer/Dryer**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Den</b>	<b>Main</b>	<b>15`6" x 12`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>30`5" x 17`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>20`11" x 11`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>20`11" x 12`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>11`9" x 8`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>9`10" x 4`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>17`4" x 14`4"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>24`7" x 7`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>15`7" x 15`1"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`0" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>16`9" x 15`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>14`1" x 13`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`9" x 5`1"</b>	<b>Laundry</b>	<b>Second</b>	<b>6`11" x 6`4"</b>

5pc Bathroom  
Exercise Room  
3pc Bathroom

Second  
Lower  
Lower

13`8" x 5`4"  
14`0" x 13`7"  
7`10" x 7`8"

Game Room  
Bedroom

Lower  
Lower

30`5" x 25`3"  
14`6" x 13`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

2011507

Zoning:  
R-G

Remarks

Pub Rmks:

**Nestled in the highly sought-after Timberline Estates, this exceptional TRUMAN home offers an unrivalled combination of luxury, location, and livability. Ideally located just minutes from the Aspen Landing Shopping Centre, Calgary Transit, the LRT, world-class schools, parks, and scenic pathways, this home also provides easy access to the majestic mountains. The location truly can't be beat! Upon entering, you're welcomed into a bright, open layout that is both functional and inviting. The Chef's Kitchen is a masterpiece, featuring full-height custom cabinetry, a gas range, wall oven, and panelled fridge. The expansive island with quartz countertops provides both a practical workspace and a striking focal point, while under-cabinet lighting adds a touch of elegance. This space seamlessly flows into the Living Room, where floor-to-ceiling windows and an open-to-above ceiling create an airy, light-filled atmosphere. A stunning fireplace detailing adds a sense of grandeur, perfect for cozy family nights or entertaining guests. The large Dining area offers ample space for hosting gatherings and provides serene views of the ravine. Off the Dining Room, step out onto a spacious partially covered Deck complete with an outdoor fireplace, creating the perfect setting for al fresco dining or relaxing while overlooking the ravine—an ideal backdrop for enjoying quiet evenings or entertaining friends and family. The main floor also features a quiet Den, a walk-through Pantry with additional built-ins for organization, a 2-piece Bathroom, and a Mudroom with bench seating, providing excellent storage and access to the Triple Garage. An Elevator provides convenient access to all levels. Upstairs, the Owner's retreat is a true sanctuary, with tray ceilings, a luxurious 5-piece Ensuite complete with a freestanding soaker tub, a tiled shower with bench, dual vanities with a make-up desk, and a separate water closet. The walk-in closet is perfectly designed with his and hers wardrobe spaces, leading through to the upper floor Laundry Room featuring built-in cabinetry and a convenient sink. Three additional Bedrooms, all with walk-in closets and tray ceilings, share two well-appointed Bathrooms.. The Walk-Out lower level is an entertainer's dream, featuring a spacious recreation room with a Wet Bar and beverage fridge, opening to an Exercise Room. An additional Bedroom and a 3-piece Bathroom with a stylish tiled shower complete the lower level, making this space ideal for guests or family. Additional features of this stunning home include painted ceilings, high ceilings, tray ceiling detailing with wood inlay in the primary bedroom, wood ceiling detailing in the kitchen and ensuite, and designer lighting throughout. Enjoy the outdoors on the large deck with an outdoor fireplace, or unwind on the lower-level patio backing onto the ravine. This is more than just a home—it's an opportunity to live better in a space that offers unmatched luxury, comfort, and style!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Central)**

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





















