



THE
A-TEAM

**RE/MAX
FIRST**

59 TIMBERLINE Point, Calgary T3H 6C8

MLS®#: **A2183441** Area: **Springbank Hill** Listing Date: **12/13/24** List Price: **\$1,929,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **5,694 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,255**
 Low Sqft:
 Ttl Sqft: **3,255**

DOM

39
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Lane,Cul-De-Sac**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Garage Control(s),Gas Cooktop,Range Hood,Washer/Dryer**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	11`7" x 8`6"	Dining Room	Main	16`2" x 10`5"
4pc Ensuite bath	Second	8`4" x 4`11"	Bedroom	Second	12`5" x 11`8"
Bedroom	Second	11`9" x 12`4"	5pc Ensuite bath	Second	9`9" x 13`3"
4pc Bathroom	Basement	9`9" x 7`11"	Family Room	Basement	17`6" x 20`1"
2pc Bathroom	Main	5`6" x 5`5"	Living Room	Main	18`11" x 15`8"
Bedroom	Second	12`10" x 11`5"	4pc Ensuite bath	Second	4`11" x 12`3"
Bonus Room	Second	15`11" x 19`8"	Bedroom - Primary	Second	16`0" x 15`8"

Bedroom	Basement	15`6" x 11`7"	Family Room	Basement	18`5" x 15`8"
			Legal/Tax/Financial		

Title: **Fee Simple**
 Legal Desc: **2011507**

Zoning: **R-G**

Remarks

Pub Rmks: **Introducing a truly remarkable residence nestled in the esteemed community of Springbank Hill, Calgary. This luxurious single-family home, originally constructed in 2021 and ready for occupancy in 2022, showcases the unparalleled craftsmanship of the renowned local builder, Homes By Us. Boasting a prime location in one of Calgary's premier neighborhoods, this property epitomizes elegance, comfort, and functionality. Encompassing a sprawling 4400 square feet of meticulously designed living space (Including Basement area), this home exemplifies model-style architecture with a grand open concept layout. The impressive entrance welcomes you into a magnificent open-to-below living room, offering a seamless flow of natural light and space. Situated on a south-facing lot, this residence basks in abundant sunshine throughout the year, providing a warm and inviting ambiance. The expansive kitchen is a chef's delight, featuring upgraded built-in appliances and extended cabinetry extending seamlessly into the dining area, ideal for entertaining guests or enjoying family meals. The triple-car garage offers ample space for vehicle storage and additional storage needs. Upstairs, discover four generously sized bedrooms, including a bonus room, along with a convenient laundry room and three full bathrooms, catering perfectly to the needs of a growing family. The master suite exudes opulence with its lavish ensuite bath and ample closet space, creating a private sanctuary for relaxation and rejuvenation. Descending to the fully finished walkout basement, you'll find an impressive space designed for leisure and entertainment. Complete with a wet bar, expansive recreation room, guest bedroom, and full bathroom, this level provides an ideal setting for hosting gatherings or enjoying cozy family nights in. Located within close proximity to top-rated private and public schools, as well as a wealth of amenities and recreational facilities, this home offers the epitome of convenience and luxury living. Don't miss the opportunity to make this exquisite property your own and experience the pinnacle of Calgary living. Schedule your private viewing today and prepare to be captivated by the unparalleled elegance and sophistication of this remarkable Springbank Hill residence.**

Inclusions: **NA**
 Property Listed By: **CIR Realty**

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











