



THE A-TEAM

RE/MAX FIRST

51 TIMBERLINE Point, Calgary T3H 6C8

MLS#: A2199721 Area: Springbank Hill Listing Date: 03/06/25 List Price: \$1,899,900
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: 6,329 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,007
Low Sqft:
Ttl Sqft: 2,007

DOM
4
Layout
Beds: 4 (1 3)
Baths: 3.0 (2 2)
Style: Bungalow

Parking
Ttl Park: 6
Garage Sz: 3

Access:
Lot Feat: Back Yard,Backs on to Park/Green Space,Corner Lot,Greenbelt,Irregular Lot,Landscaped,Low Maintenance Landscape
Park Feat: Driveway,Triple Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: In Floor,Fireplace(s),Forced Air,Natural Gas
Sewer:
Ext Feat: Balcony,Other

Construction: Cement Fiber Board,Stone,Wood Frame
Flooring: Carpet,Hardwood,Tile
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Bar Fridge,Built-In Freezer,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Induction Cooktop,Instant Hot Water,Microwave,Oven-Built-In,Range Hood,Warming Drawer,Washer,Water Conditioner,Wine Refrigerator
Int Feat: Bar,Beamed Ceilings,Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Tray Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-headers for Legal/Tax/Financial.

Title: Fee Simple
Legal Desc: 2011507
Zoning: R-G

Remarks

Pub Rmks: **Custom built by Homes By Us for the current original owners, this is a lovely, quality built walk out bungalow in mint condition. Very well thought out layout with efficient use of space in every room. Very welcoming entrance with views to the beautiful staircase + stone feature wall, gorgeous hardwood flooring thought out + 10 foot ceilings which create excellent volume of space + lots of natural light. Off entrance is a fantastic office with built ins + coffered ceilings; a thoughtfully positioned barn door enables this space to be part of the open concept or closed off for privacy. Chef's kitchen with top of the line professional appliances including Sub Zero paneled fridge, Wolf induction stove, 2 built In Wolf ovens (one of which is a steam oven), Wolf warming drawer, Cove dishwasher, spacious walk through pantry, island with sink + room to sit + visit with the cook! The dining space is roomy + informal + flows into the spacious great room with beamed ceilings, a ribbon gas fireplace + built in millwork. Easy access off the dining area to the outdoor space with stone tile surface, sunshade + screen. Primary bedroom with well thought out walk in dressing room, luxurious ensuite bath with dual vanities, heated flooring + towel rack, stand alone shower + soaker tub. A bright + roomy laundry room + mudroom complete the main floor. The lower level is equally well designed + appointed with comfortable tv/family room wet bar, games area, gym, two large bedrooms with Jack + Jill bathroom with steam shower, an additional bedroom/flex room, half bath + storage. There is loads of light on this level as well, due to the walk out basement + large plentiful windows. On this level you will find the stamped concrete patio. Attached triple garage with epoxy flooring, built in metal storage shelving, hot + cold water + humidity control. This home is ideal for empty nesters with plenty of room for visitors, but also can accommodate families with a total of 4 spacious bedrooms + ideally located with excellent schools nearby, both private + public, close to shopping, all amenities, Westside Rec Center + arteries of transportation.**

Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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











