



THE
A-TEAM

**RE/MAX
FIRST**

3 TIMBERLINE Gate, Calgary T3H 0W3

MLS®#: **A2202288** Area: **Springbank Hill** Listing Date: **03/14/25** List Price: **\$1,799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **10,193 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,436**
 Low Sqft:
 Ttl Sqft: **3,436**

DOM

3
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **8**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Lawn,Views**
 Park Feat: **Driveway,Front Drive,Garage Door Opener,Heated Garage,Insulated,See Remarks,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Playground**

Construction: **Stone,Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Cooktop,Microwave,Washer,Wine Refrigerator**
 Int Feat: **Breakfast Bar,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`1" x 15`5"	Living Room	Main	14`0" x 14`11"
Nook	Main	12`0" x 18`0"	Dining Room	Main	12`3" x 12`11"
2pc Bathroom	Main	4`10" x 5`6"	Mud Room	Main	11`2" x 8`0"
Foyer	Main	9`4" x 7`10"	Office	Main	10`11" x 11`9"
Pantry	Main	11`1" x 11`7"	5pc Ensuite bath	Second	12`10" x 13`1"
4pc Bathroom	Second	10`1" x 7`2"	Bedroom	Second	12`1" x 10`3"

Bedroom	Second	12`1" x 11`0"	Den	Second	13`10" x 10`11"
Bonus Room	Second	20`0" x 17`5"	Laundry	Second	11`3" x 7`8"
Bedroom - Primary	Second	16`2" x 10`5"	Walk-In Closet	Third	11`3" x 8`2"
4pc Bathroom	Lower	10`4" x 5`0"	Family Room	Lower	10`11" x 4`10"
Office	Lower	10`4" x 7`7"	Game Room	Lower	37`10" x 23`4"
Walk-In Closet	Lower	10`3" x 4`11"	Bedroom	Lower	10`3" x 12`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1112756**

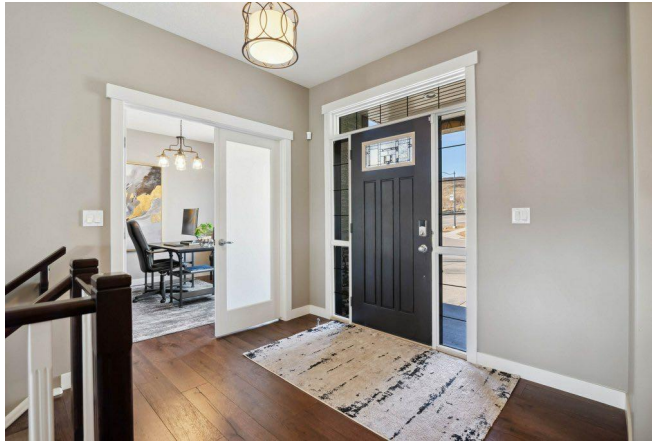
Zoning:
R-G

Remarks

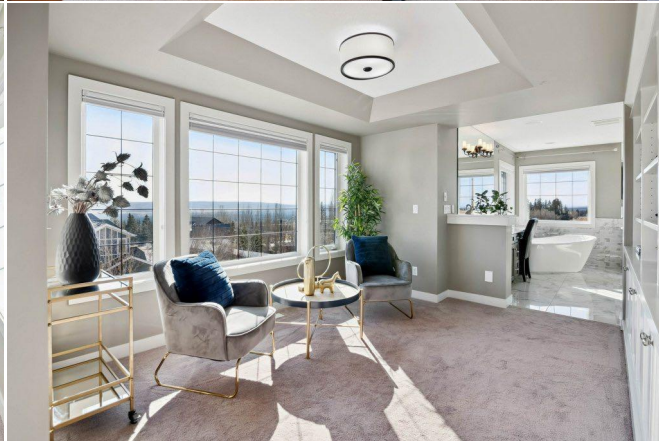
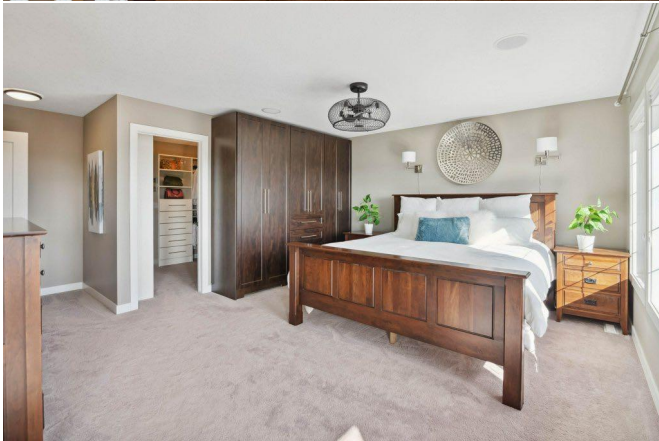
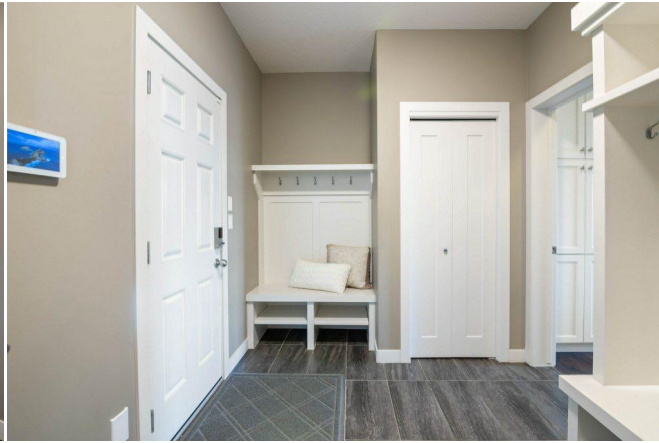
Pub Rmks: **Open House Saturday Mar 15th 2-4 PM. * WATCH VIDEO AND WALK THROUGH* MOUNTAIN VIEWS!* WELCOME HOME to this a 4 Bdrm, 3.5 Bath Home w/Walkout Bsmt. AMAZING OPEN FLOOR PLAN w/ Wide Plank Distressed Oak HARDWOOD throughout the Main Floor, Front Private Office plus a Multi Functional FLEX Room which can be a 2nd Office, Formal Dining Room, Family Room or Play Room. You will LOVE your BRIGHT Great Room w/GAS Fireplace, Wall to Wall Windows, a PERFECT Dining Area with Built-in Cabinets, Wine Rack and Coffered Ceilings plus a Chef's Inspired KITCHEN w/Generous Island, Quartz Counter Tops, Stainless Steel Appliances, Fridge with Water and Ice & Butler's pantry with Coffee Station, Plenty of Cabinetry and an Upright Freezer. Enjoy your Morning Coffee and on your South Facing Deck complete with a BBQ Gas Line to make Entertaining a Breeze. You will also Appreciate your Spacious Mud Room, Guest Bath and your Welcoming Staircase with an Airy Open to Above feature which will lead you to the rest of your New Home! Float upstairs to your Massive Loft which is perfect for your Family to Unwind with a Movie, Read, Play their Favorite Instrument and Plenty of Room to Add more Work Stations if needed. Your Luxuriously Appointed South Facing Primary Suite with Additional Built-in Closet System Features a LIBRARY Area for Reading and Relaxing, an ENSUITE which Includes a DOUBLE SINKS w/ PLENTY of STORAGE SPACE, Spa-Like SOAKER TUB & CUSTOM SHOWER and an OVERSIZED Walk Through Dressing Room/Closet with Custom Built-ins. The Convenient Laundry Room is complete with a Sink, Built-in Cabinets, a Hanging Station and a Linen Closet with Plenty of Storage. 2 More Generous Bedrooms plus 4pc Main Bath Complement the Upper Floor. The WALKOUT Basment is Sure to Impress you w/WALL to WALL Windows, a REC ROOM with a Perfect Area to watch MOVIES, a WET BAR + a Dishwasher, Ice Maker, and a Bar Fridge and Plenty of Room for a Pool Table Entertaining and Enjoying Family Time, A 2nd or 3rd DEN/OFFICE a 4th Bedroom and a 4 pc Bath. ENJOY your Picturesque MOUNTAIN VIEWS while ENTERTAINING in Your SOUTH and WEST YARD with Multiple Patios which is BEAUTIFULLY LANDSCAPED with a ROCK Retaining Wall, Stairs and Underground Sprinklers. For the Car Enthusiast You will Love your ATTACHED, HEATED OVERSIZED TRIPLE CAR GARAGE with EXPOXY Floors and plenty of room for Vehicles, Toys and Storage! Additional Features include Kohler fixtures, Designer Lighting and Window Treatments, Gemstone Lighting and Newer Hot water tank (Dec 2024) Enjoy being Close to Aspen Landing, Westhills, Guardian Angel Elementary (K-6), Griffith Woods School (K-9), Ernest Manning High School, Webber Academy, Calgary Academy, Rundle College, Ambrose College, Westside Rec Centre and the 69th Street LRT. Simplify your Life while being close to Stoney Trail with easy access to the Mountains, the Airport and all Surrounding Areas. This is the PERFECT HOME YOU HAVE BEEN LOOKING FOR! WELCOME HOME!**

Inclusions:
 Property Listed By: **In Basement: Ice Maker and Dishwasher, 2nd Air Condiitoner, Gem Stone Lights, RE/MAX First**

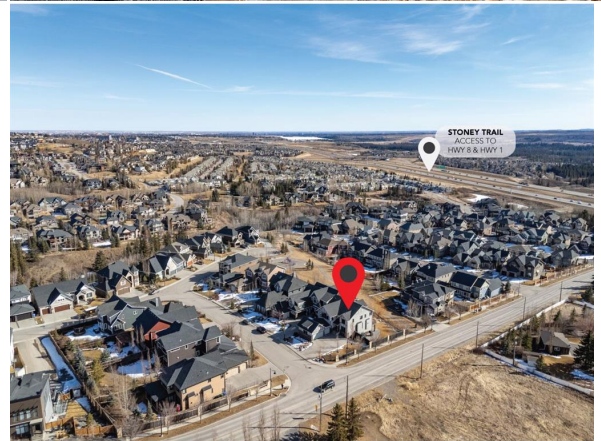
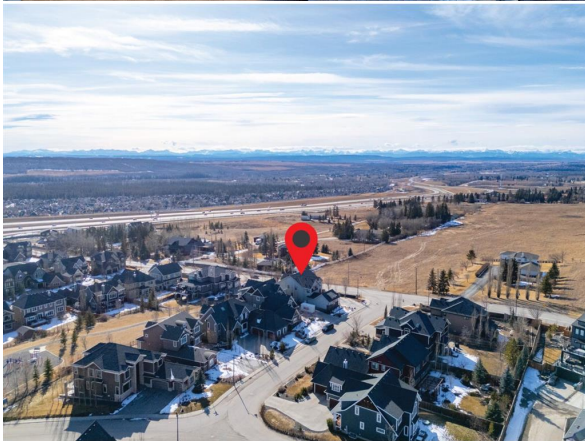
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













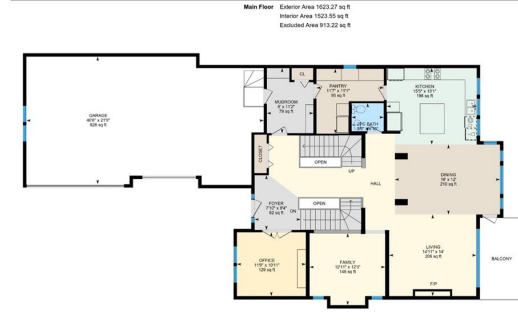
3 Timberline Gate SW, Calgary, AB



0 4 8 ft PREPARED: 2025/03/13

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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