# \$2,199,000 - 29 Timberline Court Sw, Calgary

MLS® #A2199158

### \$2,199,000

4 Bedroom, 5.00 Bathroom, 3,543 sqft Residential on 0.17 Acres

Springbank Hill, Calgary, Alberta

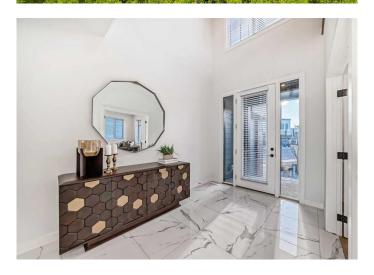
Tour stunning interiors and modern open layouts with guided tours that help you envision your perfect lifestyle. Visit and Experience This Beautiful Home in Person! Welcome to your dream residence in the prestigious Timberline Estates, a newly constructed luxury masterpiece by Truman Homes. Elegantly positioned to back onto serene ravine views, this stunning walkout property blends sophisticated design with the allure of natural surroundingsâ€"all while being moments away from Calgary's best amenities, including Aspen Landing Shopping Centre, Calgary Transit and LRT, scenic parks, and mountain access for weekend escapes.

From the moment you step inside, this home's bright, open-concept layout promises to impress. The living room is a true showpiece, featuring soaring two-story ceilings and a dramatic floor-to-ceiling fireplace, effortlessly flowing into a spacious dining area that showcases picturesque ravine vistas. The gourmet kitchen is a chef's paradise, appointed with full-height custom cabinetry, top-tier stainless steel appliances, under-cabinet lighting, a spacious walk-through pantry, and quartz countertops with an oversized islandâ€"perfect for both family gatherings and entertaining guests.

The main floor offers a thoughtfully designed home office or den with built-in cabinetry, a sophisticated 2-piece bath, and a







well-organized mudroom complete with a built-in bench, leading directly to the spacious triple garage.

Upstairs, a central bonus room offers panoramic views of the ravine, while the luxurious primary suite redefines relaxation. This private retreat boasts a spa-inspired 5-piece ensuite, including a freestanding soaker tub, a tiled shower with a built-in bench, dual vanities with a makeup desk, and double walk-in closets that connect seamlessly to a convenient laundry room with built-in cabinetry and a sink. Two additional upstairs bedrooms each feature walk-in closets and private 4-piece ensuite bathrooms, perfect for family or guests.

The fully finished walkout lower level is designed for entertainment and leisure, with a recreation/games room, custom-built wet bar equipped with a wine fridge and beverage cooler, a private gym, a cozy family room, an extra bedroom, and a 3-piece bath. Outdoor living is equally impressive, with a spacious upper deck for dining and lounging, plus a lower-level patio that opens to a landscaped backyard seamlessly connected to the scenic greenspace.

This former show home comes complete with a designer lighting package, engineered white oak hardwood floors, and designer ceramic tile, delivering elegance and style in every corner. With an unparalleled location near Calgary's top-rated schoolsâ€"including Webber Academy, Rundle College, Ernest Manning High School, and Ambrose Universityâ€"and close proximity to the Westside Recreation Centre and LRT, this home truly embodies the pinnacle of luxury living.

#### **Essential Information**

MLS® # A2199158 Price \$2,199,000

Bedrooms 4
Bathrooms 5.00
Full Baths 4

Half Baths 1

Square Footage 3,543
Acres 0.17
Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 29 Timberline Court Sw

Subdivision Springbank Hill

City Calgary
County Calgary
Province Alberta
Postal Code T3H 6C8

#### **Amenities**

Parking Spaces 3

Parking Front Drive, Aggregate, Garage Faces Front, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings,

Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting,

Storage, Walk-In Closet(s), Wet Bar, Tray Ceiling(s)

Appliances Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood,

Washer/Dryer, Bar Fridge, Built-In Refrigerator

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Basement Finished, Full, Walk-Out

Yes

#### **Exterior**

Has Basement

Exterior Features Other

Lot Description Landscaped, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped

Lot

Roof Asphalt Shingle

Construction Wood Frame, Brick, Composite Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 5th, 2025

Days on Market 61

Zoning R-G

## **Listing Details**

Listing Office eXp Realty

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