

\$1,799,900 - 3 Timberline Gate Sw, Calgary

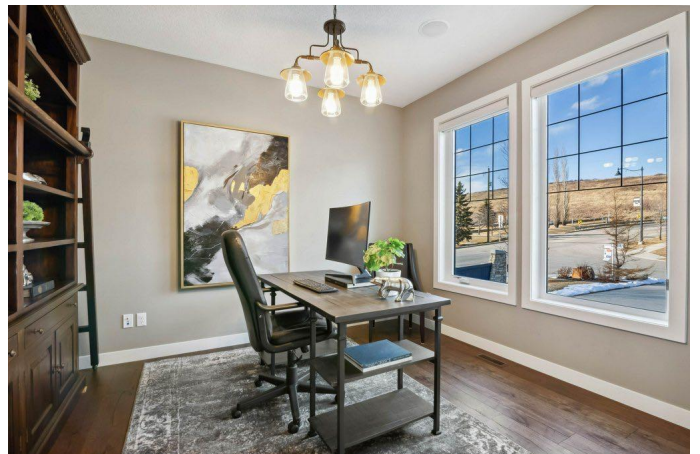
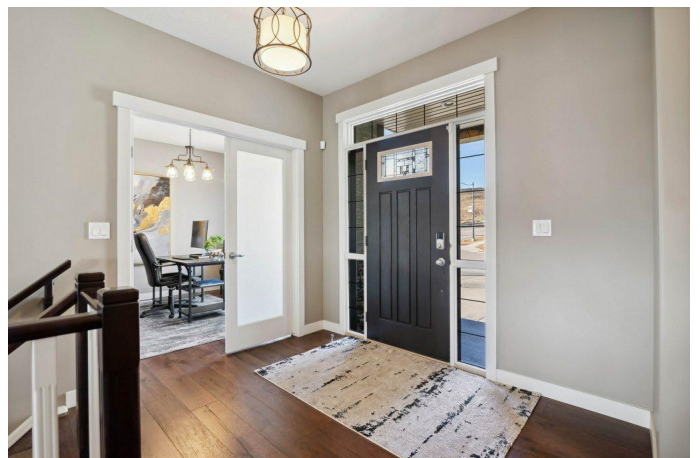
MLS® #A2202288

\$1,799,900

4 Bedroom, 4.00 Bathroom, 3,436 sqft
Residential on 0.23 Acres

Springbank Hill, Calgary, Alberta

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 and Wine
Rack plus a Chefâ€™s Inspired KITCHEN
w/Generous Island, Quartz Counter Tops,
Stainless Steel Appliances, Fridge with Water
and Ice & Butlerâ€™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 Basement 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 and Gemstone Lighting. 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!

Built in 2014

Essential Information

MLS® #

A2202288

Price	\$1,799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,436
Acres	0.23
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3 Timberline Gate Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0W3

Amenities

Parking Spaces	8
Parking	Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached, See Remarks
# of Garages	3

Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Washer, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Playground
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Zoning	R-G

Listing Details

Listing Office	RE/MAX First
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