



**13 Timberline Court SW
Calgary, Alberta**

MLS # A2283171



\$2,398,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,203 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Aggregate, Front Drive, Garage Door Opener, Heated Garage, Insulated, Over		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, F		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: Thermador built-in coffee maker, wall mounted ironing board, electric towel warmer, heated toilet seat, 60x30x30 security safe, all electronics associated with the Elan Smart home system (all speakers in the 8 zone home audio system, subwoofer in media room, 5 exterior security cameras, doorbell camera, 2 universal remote controls, integrated thermostats, Lutron lighting dimmer switches, wall mounted panels in the mudroom and primary bedroom, all electronics in the smart home storage compartment), 12 burner island natural gas BBQ grill, natural gas fire table, garage heaters, custom shoe locker in garage, central vacuum system and attachments, all wall mounted Dyson cordless vacuums, all window coverings and remotes, outdoor surround sound speakers on deck, Gemstone LED lights, all TVs and mounts (Great Room, Media Room, Primary Bedroom, Gym), work bench in garage, 2 double door tall garage cabinets, 1 single door tall garage cabinet, all exterior artificial shrubs, hot tub

OPEN HOUSE SUNDAY, MAY 3RD FROM 2PM TO 4PM. Located in the heart of Springbank Hill, this beautifully appointed home backs onto a picturesque ravine and boasts views of the rolling hills and city to the South. Step outside your back door and hike for miles within the beautiful pathway system. Designed for low-maintenance living, this home features Hardie Board siding, aluminum composite fencing, an artificial turf lawn with a backyard putting green and artificial shrubs, ideal for snowbirds or busy families. Every inch of the nearly 4,500SF of living space was meticulously designed and decorated with intention, creating a true sanctuary that feels like a work of art. Soaring ceilings, white oak engineered hardwood floors, hardwood coffered ceiling details and the most spectacular designer lighting are only a few features that make this home so spectacular. The "chef's kitchen" features top-of-the-line Thermadore appliances including a multi-function built-in coffee and espresso machine and a dual zone beverage cooler. Custom features such as internal cabinet drawers, spice pullouts and a fabulous walk-through butler's pantry leave nothing to be desired. A vaulted ceiling in the great room boasts a stunning floor-to-ceiling fireplace and a "showpiece" staircase and masterfully displays the amazing Southerly view. A spacious dining area, a private home office and a mudroom outfitted with lots of custom storage combine beautiful design with perfect functionality. The upper level features a bright and open bonus room, two additional bedrooms, each with a walk-in closet and an ensuite bathroom and a spa-like primary suite with his-and-hers closets, one of which is connected to the incredible laundry room. The fully finished lower level boasts a fourth bedroom and bathroom, a "professional" home gym, a games

room and a media room with a fireplace and a wet bar. The heated triple attached garage, outfitted with epoxy flooring, custom storage, a work bench and cabinets, is every hobbyist's dream. A six-person hot tub sits on an aggregate covered rear patio, an upper balcony with glass railing overlooks the views, a twelve-burner plus griddle BBQ station and a plumbed in natural gas fire table are all located in places to relax outside and admire the breathtaking view. Heated floors in all the bathrooms, Hunter Douglas programmable motorized solar shades and a high-end Elan smart home system that encompasses everything from security to lights to music and televisions, set this home apart from any other. This home offers something special for every stage in life. Note: 24 hours notice required for all showings.