



40 Timberline Way SW
Calgary, Alberta

MLS # A2294871



\$1,255,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,602 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Garage Door Opener, Heated Garage, Insulated, Triple Garage A		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Private, Sloped Up, Street Lighting, T		

Heating:	High Efficiency, Forced Air, Natural Gas, See Remarks, Zoned	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: All TVs (except in Bonus Room) and all TV Wall Mounts, Small Lawnmower (ideal for smaller yard), Garden Shed

Welcome to this exceptional former Cash & Cars Alberta Cancer Foundation Lottery Home nestled in the prestigious community of Springbank Hill. This remarkable property offers a rare combination of luxury, functionality, and thoughtful design, complete with a triple tandem garage and the convenience of a private elevator servicing all three levels. The main floor is designed for both everyday living and upscale entertaining, featuring an open-concept family room with a striking gas fireplace framed by floor-to-ceiling tile and a stylish wet bar that adds a touch of sophistication. The adjoining dining area flows seamlessly into the spacious kitchen, where a large central island, gas range, stainless steel appliances, walk-in pantry, and a beautifully crafted built-in hutch with floating shelves create a warm yet refined culinary space. Also on the main level is a bright, sunny office that can easily function as an additional bedroom, along with a convenient two-piece bathroom. From this level, step out onto the expansive east-facing covered deck or enjoy the professionally landscaped west-facing yard, offering ideal outdoor living throughout the day. Upstairs, the luxurious primary suite serves as a true retreat, complete with a five-piece ensuite featuring a relaxing soaker tub, large glass shower, and an expansive walk-in closet. Two additional generously sized bedrooms, a full four-piece bathroom, and a large vaulted bonus room filled with natural light provide ample space for family living. The upper-level laundry room is thoughtfully designed with built-in shelving, a sink, and a hanging rod for added convenience. The lower level continues to impress with a welcoming foyer just off the garage entrance and a dedicated media room, perfect for movie nights or relaxing evenings at home. Note also that this home's High Efficiency Furnace comes with a damper

technology allowing for room-by-room temperature balancing, improved efficiency and zoned heating and cooling. With its showhome-quality finishes, premium features, and sought-after location, this home presents a rare opportunity to own a truly outstanding property in one of Calgary's most desirable communities.