



**GRASSROOTS**

REALTY GROUP

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**44 Timberline Way SW  
Calgary, Alberta**

**MLS # A2296164**



**\$1,287,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,599 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Concrete Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Underground Sprinkler		

**Heating:** Combination, Forced Air, Heat Pump, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Brick, Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wired for Sound

**Inclusions:** Hot tub (as is), Slat wall in garage, Second fridge in basement, Glowstone lighting

Welcome to your dream home in Timberline Estates of Springbank Hill! This stunning 3-bedroom beauty offers 3 levels of over 3,000 sq. ft. of thoughtfully designed space, packed with upgrades and modern conveniences. From the moment you step inside, you'll love the wide plank hardwood floors, soaring 9' ceilings, and stylish lighting. The cozy living room, complete with a statement fireplace, flows effortlessly onto the large front deck over the garage—perfect for morning coffee or evening unwinding. The kitchen is a chef's paradise, featuring a massive island, sleek built-in appliances, and plenty of storage. Right off the kitchen, you'll find a charming dining area with a built-in buffet and a bright, private office for all your work-from-home needs. Plus, there's a handy half bath on the main floor for guests! This home is built for convenience, and the private elevator is a game-changer. Whether you're bringing up groceries, hauling suitcases, or planning to stay in your home for years to come, this feature makes life that much easier. Upstairs, the bonus room has been transformed into a sleek second office with a glass wall—perfect for productivity or a stylish retreat. The spacious bedrooms, laundry room, and spa-like main bath make this floor functional and fabulous. The primary suite is a true escape, boasting 11' ceilings, private upper deck access, a custom walk-in closet, and a luxurious ensuite with a freestanding tub and oversized glass shower. Soft new carpeting adds an extra touch of comfort. The fully finished basement is ready for anything, with a fitness room, mudroom, and plenty of storage. The triple garage includes a 220 volt charger for your EV charging needs and a tandem stall that can double as a workshop. Outside, the no-maintenance backyard, complete with a hot tub and automatic sprinklers, makes

outdoor living a breeze. Additional features include energy-efficient solar panels, a water softener, and central air conditioning, ensuring year-round comfort and convenience. With easy access to the ring road, top-rated public and private schools, and fantastic shopping and dining at both Westhills Towne Centre and Aspen Landing, this home is as convenient as it is beautiful. If you're looking for comfort, style, and a place that just feels right—this is it!