



GRASSROOTS

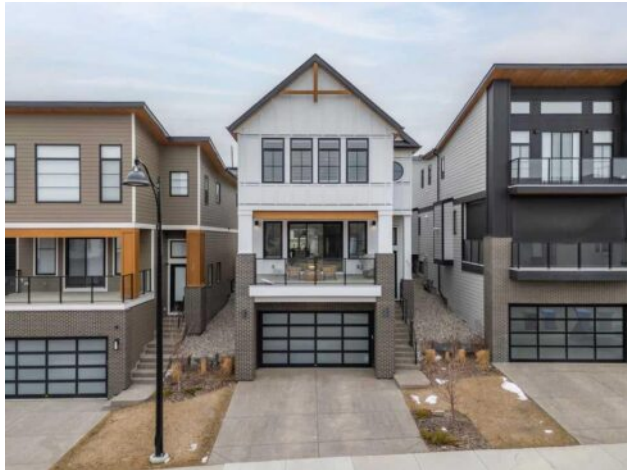
REALTY GROUP

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**80 Timberline Way SW
Calgary, Alberta**

MLS # A2297112



\$1,289,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,306 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Heated Garage, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: TV Mounts

Thoughtfully designed and extensively upgraded, this Truman-built home offers over 2,300 sq ft above grade across multiple levels, blending clean, modern design with everyday functionality. From the moment you step inside, the level of finish is evident. Soaring 9' ceilings and 8' doors on the main floor and at the entry create an immediate sense of space, while engineered hardwood floors, designer lighting, and elevated hardware selections carry throughout. Soft-close cabinetry and a cohesive, well-executed palette tie everything together seamlessly. The kitchen is both striking and highly functional, anchored by an impressive 12' quartz island that becomes the natural gathering point of the home. An upgraded appliance package includes a seamlessly integrated Fisher & Paykel refrigerator, along with upgraded laundry appliances, delivering both style and performance. The main living level is bright and open, with generous dining and living areas that flow effortlessly around the kitchen. Whether hosting or enjoying a quiet evening at home, the layout feels connected, comfortable, and intentionally designed. A standout feature is the dedicated wine room, adding a unique and elevated touch for those who love to entertain. Upstairs, the primary retreat is spacious and refined, complete with a fully customized walk-in closet featuring built-in cabinetry and shelving. The ensuite is a true highlight, featuring a beautiful standalone tub that adds a spa-like element to the space. Additional bedrooms, a central family room, and upper-level laundry create a practical and well-balanced upper floor for everyday living. The lower level continues the home's versatility, offering a fully developed recreation space ideal for a home gym, along with a 4-piece bathroom. Notably, several areas of the home, including the lower level, garage, and portions of the

upper floor, have seen minimal use, contributing to the home's exceptionally well-kept condition. Comfort features include central air conditioning and custom window coverings throughout, with a mix of electronic and manual blinds and shutters. Outside, the backyard is fenced and private with light landscaping, while the patio is equipped with a natural gas BBQ hookup. The oversized double attached garage is finished and heated. Set in a highly desirable location overlooking a cul-de-sac and open space, this home offers a sense of openness and separation that is rarely found in newer construction. A meticulously maintained, thoughtfully upgraded home in a setting that truly stands out.