



**GRASSROOTS**

REALTY GROUP

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**10 Timberline Place SW  
Calgary, Alberta**

**MLS # A2316265**

**\$1,995,000**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Springbank Hill   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 3,030 sq.ft.  | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Insulated, Oversized, Triple Garage Attached                            |               |                   |
| <b>Lot Size:</b> | 0.23 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many T |               |                   |

|                    |                                   |                   |     |
|--------------------|-----------------------------------|-------------------|-----|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame         | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, Built-in Features, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Second Dishwasher, Second Air Conditioning Unit

Perfectly positioned on a quiet cul-de-sac, backing directly onto a stunning natural ravine and facing a playground, this exceptional family home offers an incredible lifestyle in one of the community's most desirable settings. The charming front porch creates wonderful curb appeal and provides the perfect spot to relax while watching the kids play across the street. Inside, the heart of the home stretches across the entire back of the house, where a spectacular wall of windows showcases breathtaking views of the wetlands, mature spruce trees, and natural green space beyond. Designed for both everyday living and entertaining, the open-concept living room features a fireplace flanked by built-in cabinetry and French doors leading to a huge deck overlooking the backyard and ravine. The stunning kitchen is a true gathering place with two oversized islands, marble and quartz countertops and backsplash, timeless design details, a custom stainless steel hood, and a walk-through pantry connecting to the mudroom and oversized triple garage with workshop space. The main floor also offers a private den for working from home and a dining room with a built-in credenza, perfect for family meals and celebrations. Upstairs, there are four bedrooms including a beautiful primary retreat with a spacious walk-in closet and a light-filled ensuite featuring marble accents, a soaker tub beneath a picture window, and a serene spa-like atmosphere. Three additional bedrooms share a thoughtfully designed family bathroom, while the convenient laundry room and loft-style bonus room provide ideal spaces for busy family life and relaxing at the end of the day. A fully developed walkout basement expands the living space with a massive family room, games area, wet bar complete with beverage fridge and dishwasher, and a fifth bedroom currently set up as a gym. Walkout doors open to a

covered patio and the beautifully landscaped yard. With nature at your back door, a playground steps away, extensive indoor and outdoor living spaces, and outstanding value compared to other homes in the district, this is a rare opportunity to own an exceptional family home in an extraordinary location.