



GRASSROOTS
REALTY GROUP

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80 Timberline Way SW
Calgary, Alberta

MLS # A2325780



\$1,238,000

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		

Set in a standout location overlooking a cul-de-sac and open space, this beautifully maintained Truman-built home offers over 2,300 sq. ft. above grade with a modern, multi-level layout that feels bright, functional, and thoughtfully finished. From the clean design choices to the extensive upgrades throughout, every space has been carefully considered for comfortable everyday living, easy entertaining, and a polished sense of style. From the entry, 9’ ceilings and 8’ doors on the main floor create an impressive sense of space, complemented by engineered hardwood flooring, designer lighting, upgraded hardware, soft-close cabinetry, and a cohesive modern palette throughout. The kitchen is the centrepiece of the home, anchored by a striking 12’ quartz island that offers exceptional workspace, seating, and a natural place to gather. An upgraded appliance package includes a seamlessly integrated Fisher & Paykel refrigerator, while upgraded laundry appliances add further function and convenience. The main living level is open, bright, and easy to enjoy, with generous dining and living areas that connect naturally around the kitchen. Whether you are hosting friends or settling in for a quiet evening, the layout feels comfortable, intentional, and well suited to daily life. A dedicated wine room adds a distinctive touch and creates a beautiful feature for entertaining. Upstairs, the spacious primary retreat offers a calm and refined escape, complete with a fully customized walk-in closet with built-in cabinetry and shelving. The ensuite is equally inviting, featuring a standalone tub that brings a spa-like feel to the space. Additional bedrooms, a central family room, and upper-level laundry create a well-balanced upper floor with flexibility for family living, guests, or work-from-home needs. The lower level adds even more versatility with a fully developed recreation

area that works well as a home gym, media space, or additional lounge area, along with a four-piece bathroom. Several areas of the home, including the lower level, garage, and portions of the upper floor, have seen minimal use, contributing to the property's exceptionally well-kept condition. Comfort and convenience continue with central air conditioning, custom window coverings throughout, and a combination of electronic and manual blinds and shutters. Outside, the fenced backyard offers privacy, light landscaping, and a patio with a natural gas BBQ hookup. The oversized double attached garage is finished and heated, adding practical year-round value. Positioned with views over a cul-de-sac and open space, this home offers a sense of openness and separation that can be hard to find in newer construction. Stylish, functional, and meticulously cared for, this is a standout property in a setting that feels just as thoughtfully chosen as the home itself.