



GRASSROOTS
REALTY GROUP

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44 Timberline Way SW
Calgary, Alberta

MLS # A2326265



\$1,240,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,599 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Underground Sprinkler		

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

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Wood Frame

Foundation: Poured Concrete

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

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

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

Welcome to a home that instantly feels right the moment you walk through the door. Set in prestigious Timberline Estates of Springbank Hill, this 2020-built residence was designed for the way modern professionals, families, and downsizers truly live—blending luxury, comfort, and thoughtful convenience across more than 3,000 sq. ft. of beautifully finished space. Wide plank hardwood floors, soaring 9' ceilings, and warm designer lighting create an inviting atmosphere from the very first step. The sun-filled living room, anchored by a striking fireplace, flows effortlessly onto the generous front deck—your new favourite spot for quiet morning coffee or unwinding as the evening settles in. The chef's kitchen is a true centerpiece, featuring a massive island, sleek built-in appliances, gas cooktop, walk-in pantry, and a stylish built-in buffet that elevates everyday dining and entertaining. Work-from-home life is effortless here, with two dedicated office spaces—a bright main-floor office and a sleek glass-walled bonus room upstairs that doubles as a second workspace or a private retreat. And whether you're bringing up groceries, hauling suitcases, or planning to enjoy this home for decades to come, the private elevator is a game-changing feature that adds comfort, accessibility, and long-term peace of mind. Upstairs, the serene primary suite feels like a boutique hotel escape, complete with 11' ceilings, a private upper deck, custom walk-in closet, and a spa-inspired ensuite with freestanding tub and oversized glass shower. Two additional bedrooms, a beautifully finished main bath, and upper laundry complete this highly functional level. The fully developed lower level offers even more versatility with a fitness room, mudroom, and abundant storage. The triple heated garage—with a tandem bay perfect for a workshop or

hobby space—includes a 220V EV-ready outlet for convenient charging. Outdoor living is exceptional, with two sun-filled spaces: a covered front deck that captures the morning light, and a beautifully designed, low-maintenance backyard featuring a pergola, hot tub, perennial landscaping, and underground sprinklers. With 36 solar panels, a heat pump, water softener, and central air conditioning, this home delivers year-round comfort and meaningful energy savings. Perfect for downsizers seeking accessibility, executives wanting modern luxury, or families who love Springbank Hill’s top-rated schools without the upkeep of a large yard—this is the rare home that truly offers it all. Style, comfort, efficiency, and thoughtful design come together in one of Calgary’s most desirable communities. If you’re looking for a home that feels effortless, elevated, and exactly right—welcome home.