



GRASSROOTS
REALTY GROUP

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84 Timberline Way SW
Calgary, Alberta

MLS # A2331175



\$1,348,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,627 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Gentle Sloping, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	All TVs, Multi Room (Dayton Audio DAX-88), Network Switch, Garage Storage and Slat Wall System, Tire Storage, Garbage Disposal, Water Softener.		

Surrounded by walking paths, parks, and green space, this beautifully finished family home offers over 3,000 square feet of developed living space with three bedrooms, a versatile bonus room, a fully developed lower level, and an INCREDIBLE covered east-facing deck. Just minutes from Aspen Landing, excellent schools, and the outstanding amenities of Calgary's west side, this is the perfect place to call home for years to come. One of the standout features of the home is the covered east-facing deck just off the main living area. Complete with newly installed privacy screens, this outdoor living room is filled with morning sunshine and becomes a natural extension of the home. The professionally landscaped west-facing backyard features low-maintenance artificial turf, mature trees, perennial gardens, decorative rock, and plenty of space for children or pets to play. As you step through the front entry, soaring ceiling heights, expansive windows, and the bright open floor plan immediately make an impression. The living room features a contemporary gas fireplace with warm wood detailing, while the breakfast station with open wood shelving creates the perfect coffee and serving area. The kitchen is finished with a large quartz island, ceiling-height cabinetry, a walk-in pantry, and a premium appliance package. Just off the kitchen, the glass wine room is a beautiful addition, perfect for entertaining and showcasing your wine collection. Tucked away at the back of the home, the private west-facing office features built-ins and large windows overlooking the backyard, filling the space with afternoon sunshine. The primary suite enjoys spectacular ravine views that are beautiful in every season and includes a walk-in closet and a sleek black ensuite with dual vanities, an oversized shower, and a freestanding soaker tub. A versatile bonus room offers the perfect space for

a TV room, playroom, or fitness area. Two additional oversized bedrooms, a full 4-piece bathroom, and a convenient laundry room complete the upper level. The fully developed lower level offers another inviting space to gather with a large recreation room, wet bar, a full bathroom, and generous storage. A heated garage with built-in storage for bikes, tires, and seasonal gear, along with air conditioning, completes a home that offers exceptional indoor and outdoor living in Springbank Hill.