

# \$1,799,900 - 3 Timberline Gate Sw, Calgary

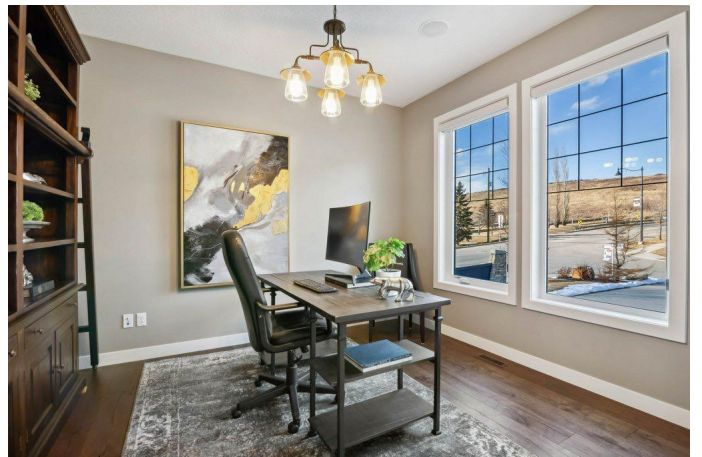
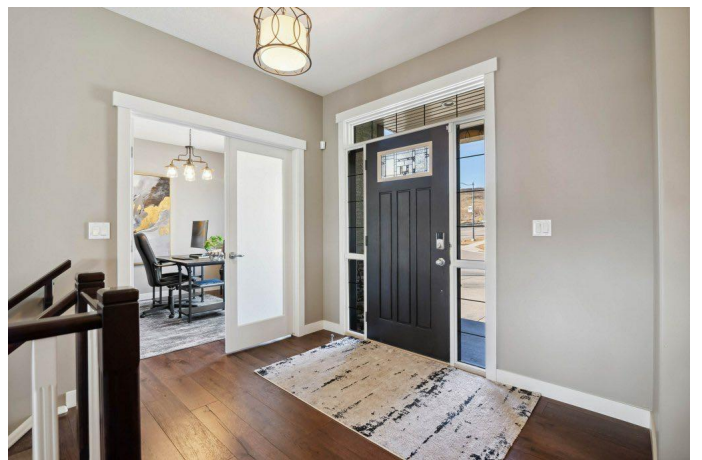
MLS® #A2202288

**\$1,799,900**

4 Bedroom, 4.00 Bathroom, 3,436 sqft  
Residential on 0.23 Acres

Springbank Hill, Calgary, Alberta

WATCH VIDEO AND WALK THROUGH\*  
MOUNTAIN VIEWS!\* WELCOME HOME to  
this a 4 Bdrm, 3.5 Bath Home w/Walkout  
Bsmt. AMAZING OPEN FLOOR PLAN w/  
Wide Plank Distressed Oak HARDWOOD  
throughout the Main Floor, Front Private  
Office plus a Multi Functional FLEX Room  
which can be a 2nd Office, Formal Dining  
Room, Family Room or Play Room. You will  
LOVE your BRIGHT Great Room w/GAS  
Fireplace, Wall to Wall Windows, a PERFECT  
Dining Area with Built-in Cabinets, Wine Rack  
and Coffered Ceilings plus a Chefâ€™s  
Inspired KITCHEN w/Generous Island, Quartz  
Counter Tops, Stainless Steel Appliances,  
Fridge with Water and Ice & Butlerâ€™s  
pantry with Coffee Station, Plenty of Cabinetry  
and an Upright Freezer. Enjoy your Morning  
Coffee and on your South Facing Deck  
complete with a BBQ Gas Line to make  
Entertaining a Breeze. You will also  
Appreciate your Spacious Mud Room, Guest  
Bath and your Welcoming Staircase with an  
Airy Open to Above feature which will lead you  
to the rest of your New Home! Float upstairs to  
your Massive Loft which is perfect for your  
Family to Unwind with a Movie, Read, Play  
their Favorite Instrument and Plenty of Room  
to Add more Work Stations if needed. Your  
Luxuriously Appointed South Facing Primary  
Suite with Additional Built-in Closet System  
Features a LIBRARY Area for Reading and  
Relaxing, an ENSUITE which Includes a  
DOUBLE SINKS w/ PLENTY of STORAGE



SPACE, Spa-Like SOAKER TUB & CUSTOM SHOWER and an OVERSIZED Walk Through Dressing Room/Closet with Custom Built-ins. The Convenient Laundry Room is complete with a Sink, Built-in Cabinets, a Hanging Station and a Linen Closet with Plenty of Storage. 2 More Generous Bedrooms plus 4pc Main Bath Complement the Upper Floor. The WALKOUT Basement is Sure to Impress you w/WALL to WALL Windows, a REC ROOM with a Perfect Area to watch MOVIES, a WET BAR + a Dishwasher, Ice Maker, and a Bar Fridge and Plenty of Room for a Pool Table Entertaining and Enjoying Family Time, A 2nd or 3rd DEN/OFFICE a 4th Bedroom and a 4 pc Bath. ENJOY your Picturesque MOUNTAIN VIEWS while ENTERTAINING in Your SOUTH and WEST YARD with Multiple Patios which is BEAUTIFULLY LANDSCAPED with a ROCK Retaining Wall, Stairs and Underground Sprinklers. For the Car Enthusiast You will Love your ATTACHED, HEATED OVERSIZED TRIPLE CAR GARAGE with EXPOXY Floors and plenty of room for Vehicles, Toys and Storage! Additional Features include Kohler fixtures, Designer Lighting and Window Treatments, Gemstone Lighting and Newer Hot water tank (Dec 2024) Enjoy being Close to Aspen Landing, Westhills, Guardian Angel Elementary (K-6), Griffith Woods School (K-9), Ernest Manning High School, Webber Academy, Calgary Academy, Rundle College, Ambrose College, Westside Rec Centre and the 69th Street LRT. Simplify your Life while being close to Stoney Trail with easy access to the Mountains, the Airport and all Surrounding Areas. This is the PERFECT HOME YOU HAVE BEEN LOOKING FOR! WELCOME HOME!

Built in 2014

## **Essential Information**

MLS® #	A2202288
Price	\$1,799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,436
Acres	0.23
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3 Timberline Gate Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0W3

### Amenities

Parking Spaces	8
Parking	Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, See Remarks, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Washer, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Playground
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	17
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX First
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