\$1,288,008 - 64 Timberline Way Sw, Calgary

MLS® #A2214447

\$1,288,008

3 Bedroom, 4.00 Bathroom, 2,604 sqft Residential on 0.09 Acres

Springbank Hill, Calgary, Alberta

Discover this exquisite TRUMAN-built home nestled in the prestigious Timberline Estates. Perched on a picturesque lot with breathtaking views of the eastern green space, this beautifully designed modern family home offers the feeling of a peaceful escapeâ€"just minutes from Aspen Landing Shopping Centre, Calgary Transit & LRT, top-tier schools, parks, scenic pathways, and with easy access to the mountains. The location truly can't be beat! With over 3,500 sq. ft. of thoughtfully designed living space, this three-bedroom home is move-in ready for your family. Step through the glass front door and be welcomed by soaring ceilings and upscale finishes. Engineered hardwood flooring and striking marble-style porcelain tile flow throughout. The open-concept main level features a gourmet chef's kitchen. Enjoy full-height cabinetry with soft-close doors and drawers, a massive island with an eating bar, sleek quartz countertops, a herringbone backsplash, modern black lighting and hardware, and a premium appliance package: stainless steel appliances including a gas stove, over-the-range microwave, and a refrigerator with water and ice dispenser. Additional highlights include under-cabinet lighting, a walk-in pantry, and a wine room that flows into a generous dining nook and a warm, inviting living room with a stylish wet bar and built-in wine fridgeâ€"perfect for entertaining or cozy family nights by the fireplace. A stylish west-facing office adds function and elegance.







Patio doors open to the sunny west backyardâ€"ideal for summer BBQs and evening relaxation. Upstairs, the luxurious primary suite spans the entire east wing of the home, showcasing spectacular valley views through oversized windows. There's ample room for a sitting area, and the elegant ensuite features a freestanding soaker tub, a frameless glass shower with porcelain tile, hexagon tile flooring, dual vanities with quartz counters and bold black fixtures, a private water closet, and a spacious walk-in closet. Two additional bedrooms offer large closets and share a stylish four-piece bathroom. A central loft area provides flexible space for a TV lounge, playroom, fitness zone, or creative studio. A well-appointed laundry room with built-in cabinetry and a utility sink completes the upper level. The fully finished lower level is designed for fun and functionality, featuring a movie room with a second wet bar and a four-piece bathroom. A mudroom with a built-in bench and hooks is conveniently located off the attached garage. This exceptional home blends sophisticated design with everyday comfortâ€"all in a location that offers nature at your doorstep and city convenience just minutes away. This is a home where every detail matters. Live beautifully. Live better.

Built in 2022

Essential Information

MLS®#	A2214447
Price	\$1,288,008
Bedrooms	3

Bathrooms 4.00 **Full Baths** 3 Half Baths 1

Square Footage 2,604

0.09 Acres

Year Built 2022 Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 64 Timberline Way Sw

Subdivision Springbank Hill

City Calgary
County Calgary
Province Alberta
Postal Code T3H6C8

Amenities

Parking Spaces 4

Parking Double Garage Attached, Front Drive, Garage Door Opener, Heated

Garage, Insulated, Oversized

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Double

Vanity, Smart Home, Tray Ceiling(s), Wet Bar

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas

Range, Wine Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes
of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, BBQ gas line, Lighting

Lot Description Back Yard, Landscaped, Level, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Brick, Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 23rd, 2025

Days on Market 52

Zoning R-G

Listing Details

Listing Office Skyrock

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