

\$2,425,000 - 111 Timberstone Court, Rural Rocky View County

MLS® #A2089379

\$2,425,000

4 Bedroom, 6.00 Bathroom, 3,446 sqft
Residential on 1.98 Acres

Springbank, Rural Rocky View County, Alberta

Welcome to this masterfully built Arts & Crafts home perfectly positioned on a nearly 2 acre lot on a quiet cul-de-sac in coveted Springbank! This custom Taradar built home features luxurious finishes and modern upgrades in over 6,000 sqft of living space. This property feels like your dream acreage oasis with breathtaking mountain views, a thoughtfully updated kitchen, and an attached heated 4 car garage. Move past the carefully curated landscape and accent stonework to be greeted by rich Brazilian cherry hardwood flooring, vaulted + beamed 16' ceilings, and a beautiful hanging chandelier. The modern open floorplan is anchored by the stone-encased see-through fireplace connecting the kitchen and living room. The gourmet kitchen has been updated with new cabinetry, Quartzite countertops, and a coffee station, plus all stainless steel appliances, a massive kitchen island with a breakfast bar, and a breakfast nook great for family meals. Relax in the living room by the large windows flooding the room with natural light or step outside onto the west-facing balcony and take in the private mountain scenery. Enjoy hosting in the formal dining room with plenty of seating space for family and friends or work from home in the exclusive office with practical built-ins to make life easier. Escape to the Primary Suite with a luxurious renovated 5 piece ensuite including a stone tub, plus a



huge walk-in closet and access to the west-facing balcony. To complete the main floor is the laundry room, a mudroom with a walk-in closet, and a powder room. The loft is a versatile space for guests, relaxation, or an additional office with a 3 piece ensuite and walk-in closet/storage space. The fully finished walk-out basement boasts brand new carpet and offers something for everyone with a massive rec room containing a second stone-encased see-through fireplace and a fully equipped bar, a movie theatre, and two additional bedrooms that each have walk-in closets. The basement also has a 5 piece bathroom, storage space, and a powder room. The dreamy backyard is truly the cherry on top with a patio perfect for summer BBQs and relaxation, a fire pit, and plenty of private outdoor space surrounded by scenic landscaping. This nearly 2 acre property enjoys the perks of secluded acreage living while being a less than a 10 minute drive from schools, shopping, restaurants, golf, and so much more. Don't miss your chance to call this incredible place home. Book your showing today!

Built in 2002

Essential Information

MLS® #	A2089379
Price	\$2,425,000
Sold Price	\$2,320,000
Bedrooms	4
Bathrooms	6.00
Full Baths	3
Half Baths	3
Square Footage	3,446
Acres	1.98
Year Built	2002
Type	Residential

Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	111 Timberstone Court
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3M6

Amenities

Parking Spaces	8
Parking	Driveway, Heated Garage, Quad or More Attached

Interior

Interior Features	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, See Through, Stone
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Fire Pit, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Private, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2023
Date Sold	March 15th, 2024
Days on Market	143
Zoning	R-CRD
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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