

\$2,495,000 - 131 Timberstone Court, Rural Rocky View County

MLS® #A2098974

\$2,495,000

4 Bedroom, 4.00 Bathroom, 3,344 sqft
Residential on 1.98 Acres

Springbank, Rural Rocky View County, Alberta

A Springbank Masterpiece built by renowned builder, Taradar Fine Homes, this custom home is perfectly positioned on 2 acres on one of Springbanks most coveted streets. This custom home features luxurious finishes and modern upgrades with nearly 6,000 sqft of living space with a heated 4 car garage, stunning outdoor living spaces and so much more. Move through the grand entrance and be captivated immediately by picturesque views framed by beautiful windows. You will feel welcomed immediately with rich hardwood flooring, soaring vaulted ceilings, and a modern open floor plan leading you to the main living area. Relax in the living room with tons of seating space, oversized windows brightening the room with natural light, and a stunning masonry fireplace guiding you to the gourmet kitchen. The family chef will appreciate the abundance of custom cabinetry, butler pantry with a new wine fridge, and large island with a breakfast bar for prepping meals. The kitchen boasts top of the line appliances including Thermador, Wolf & Sub-Zero. Enjoy hosting family and friends in the formal dining room beautifully lit by the hanging chandelier or the convenience of your home office filled with practical built-ins. Escape to the Primary Retreat boasting a cozy fireplace, a spa-like 5 pc ensuite, and a huge walk-in closet with organizers. Also on the main floor is the laundry room and a powder



room. Guests will appreciate the private loft with a spacious bedroom, walk-in closet, and 3 pc ensuite. Descend to the walk-out lower level and be greeted into an entertainers dream with an expansive recreation & family room containing 5.1 theatre speakers, heated floors, a fully equipped bar, a 500+ bottle wine cellar, and easy access to the massive backyard patio and greenspace, anchored by another masonry fireplace. Additionally, the walk-out level has a workshop, gym/fitness space, a craft room, two generously sized bedrooms, a 4 pc bath, and abundant storage space. The dreamy backyard is truly the cherry on top with extensive outdoor living spaces including a deck perfect for summer BBQs and relaxation, a golf putting green, an included hot tub, a fire pit, and plenty of private outdoor space surrounded by scenic landscaping. Additional features include a heated 4 car garage with a 240V power outlet, installed speakers in 11 zones, custom blinds and window coverings, insulated interior walls and floors, heated floors in ensuite and loft, and a 29 zone irrigation system to name a few. Just as impressive as the fit & finish is what's behind the walls; including efficient high-velocity fan coil heating, central AC (units replaced in 2022), full bed natural stone, and more. Enjoy the tranquility of acreage living with spectacular SW mountain views, blended with the urban conveniences of being less than 10 mins to shopping and dining, 5 mins to the newly completed ring-road, and within 10 mins of some of Alberta's most sought after private and public schools. Book your private showing today!

Built in 2003

Essential Information

MLS® #	A2098974
Price	\$2,495,000

Sold Price	\$2,400,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,344
Acres	1.98
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	131 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, Quad or More Attached

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes

Basement Finished, Walk-Out

Exterior

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

Additional Information

Date Listed January 4th, 2024
Date Sold February 12th, 2024
Days on Market 39
Zoning R-CRD
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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