

# **\$1,249,900 - 88 Timberline Way Sw, Calgary**

MLS® #A2104668

**\$1,249,900**

3 Bedroom, 4.00 Bathroom, 2,600 sqft

Residential on 0.09 Acres

Springbank Hill, Calgary, Alberta

Exquisite TRUMAN Home nestled in prestigious Timberline Estates, just minutes away from the Aspen Landing Shopping centre, Calgary Transit and LRT, World Class Schools, Parks, and Pathways with great access to the mountains – this location can't be beat! Step inside to a Bright 3 Bedroom Home with Chef's Kitchen featuring Full Height Cabinetry, Soft Close Doors & Drawers, Oversized Island with Eating Bar, Quartz Countertops, Stainless Steel Appliances with Gas Range, Microwave, Refrigerator with Water & Ice Maker, Under Cabinetry Lighting, Walk in Pantry and Wine Room opening to the large Eating Nook, Living Room with Wet Bar, all perfect for Entertaining but functional and Cozy for family nights in front of the Fireplace. The Main Floor also features a quite Den with Built in Cabinetry, 9' Ceilings, Engineered Hardwood Flooring, and 2-piece Bathroom. Relax and enjoy views from the Covered Deck . Step upstairs to the oversized Central Bonus Room with Tray Ceiling detailing , then into the luxurious Owner's Retreat with highlights such as a 5 piece Ensuite with Freestanding Soaker Tub, Tiled Shower, Dual Vanities, Water Closet and Walk in Closet. The Upper Floor features 2 additional Bedrooms, Full Bathroom and Laundry Room with Built in Cabinets and Laundry Sink. The Finished Lower Level comes complete with a Recreation Room complete with Wet Bar and 4-piece Bathroom. Additional features of this home include



Vaulted Ceilings in the Primary, Engineered Hardwood on the Main and Upper, and High Ceilings throughout. Book your appointment today to learn more!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2104668    |
| Price          | \$1,249,900 |
| Sold Price     | \$1,220,000 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,600       |
| Acres          | 0.09        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 88 Timberline Way Sw |
| Subdivision | Springbank Hill      |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3H 6C8              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

**Interior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                    |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator |

|                 |                |
|-----------------|----------------|
| Heating         | Forced Air     |
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Other                                       |
| Lot Description   | Back Yard                                   |
| Roof              | Asphalt Shingle                             |
| Construction      | Cement Fiber Board, See Remarks, Wood Frame |
| Foundation        | Poured Concrete                             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 30th, 2024 |
| Date Sold      | April 10th, 2024   |
| Days on Market | 71                 |
| Zoning         | R-G                |
| HOA Fees       | 0.00               |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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