

\$1,018,000 - 3048 85 Street Sw, Calgary

MLS® #A2111255

\$1,018,000

3 Bedroom, 4.00 Bathroom, 1,707 sqft
Residential on 0.04 Acres

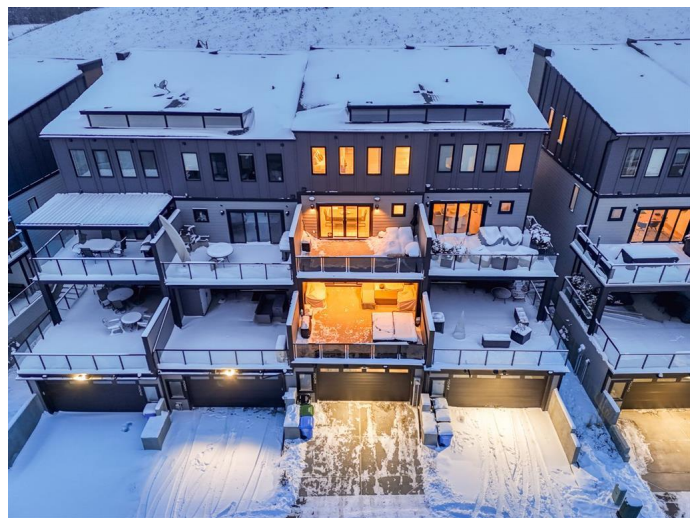
Springbank Hill, Calgary, Alberta

Welcome to the exclusive enclave of the Street Towns at Timberline Estates, crafted to redefine the very essence of luxury living by Truman. Spanning over 2700+ square feet of bespoke indulgence, these residences transcend the ordinary, with no condo fees to burden discerning homeowners.

Step into a world of refined opulence within this 3-bedroom, 3.5-bathroom former showhome sanctuary, where every facet reflects meticulous attention to detail. A culinary haven awaits in the custom-built kitchen, featuring full-height quartz backsplashes, seamlessly integrated appliances including upgraded Fisher and Paykel fridge and range, and bespoke lighting fixtures that illuminate culinary endeavors with unparalleled grace.

Ascend effortlessly with your own private elevator, a hallmark of exclusivity seldom found elsewhere. Descend into the fully developed basement, a tranquil retreat boasting a sprawling rec room and an expansive second deck, designed and built for complete privacy, where moments of relaxation are savored in serenity.

Indulge in the comfort of ultra-quiet central air conditioning, ensuring blissful repose even on the warmest of days. Park with ease in the double car attached heated garage, offering both convenience and luxury. Immerse



yourself in the ambiance of multi-room and deck audio speakers, enveloping every corner of your abode in harmonious melodies.

Discover unparalleled comfort and convenience with two master bedrooms and full ensuites on the upper floor, providing a haven of serenity and indulgence. Inspired by the timeless elegance of New York's iconic brownstones, this residence boasts maintenance-free Brick and James Hardie exteriors, ensuring enduring allure for generations to come.

Whether you're seeking abundant space for a growing family or refined tranquility as an empty nester, this residence surpasses expectations, epitomizing the pinnacle of sophisticated urban living. Welcome home to unmatched luxury at the Street Towns at Timberline Estates, where every detail is tailored to perfection.

Built in 2022

Essential Information

MLS® #	A2111255
Price	\$1,018,000
Sold Price	\$999,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,707
Acres	0.04
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Storey
Status	Sold

Community Information

Address	3048 85 Street Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6C7

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Enclosed, Off Street, On Street

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Sloped Down
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 4th, 2024
Date Sold	May 1st, 2024
Days on Market	58
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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