

\$2,625,000 - 9 Timberline Way Sw, Calgary

MLS® #A2122097

\$2,625,000

3 Bedroom, 3.00 Bathroom, 2,360 sqft

Residential on 0.23 Acres

Springbank Hill, Calgary, Alberta

This exquisite walk-out bungalow was meticulously designed by McDowell and Associates and sits on a sprawling 86-foot lot overlooking the Springbank valley. Featuring seven-inch white oak hardwood flooring, cement and marble flooring, three-cm countertops in various materials, eight-foot doors, ten-foot ceilings, solid core doors and in-floor heat, nothing was overlooked in the creation of this masterful home. The great room and primary suite boast vaulted ceilings with reclaimed beams and absolutely impeccable millwork and cabinetry by Sliver is found throughout. A home office overlooks the front of the home and the primary suite is perfectly situated to take in the view. The unparalleled kitchen includes a custom butler's pantry, top-of-the-line appliances, and an abundance of storage. The walk-out lower level includes a home gym, a fantastic wet bar, two bedrooms, a bathroom with a steam shower and spacious family room. Designer lighting, Emtek hardware, numerous areas with heated floors, an RMS Rumford wood burning fireplace, natural stone inside and out, an oversized triple attached garage, central air conditioning and a dog wash are just some of the features that make this home a must see. This home has only been lived in for approximately 300 days and has been meticulously maintained making it look and feel brand new.

Built in 2018



Essential Information

MLS® #	A2122097
Price	\$2,625,000
Sold Price	\$2,525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,360
Acres	0.23
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	9 Timberline Way Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0W3

Amenities

Parking Spaces	6
Parking	Aggregate, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Triple Garage Attached

Interior

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Wine Refrigerator
Heating	Boiler, In Floor, Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass Doors, Living Room, Mantle, Masonry, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Level, Private, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	May 6th, 2024
Days on Market	19
Zoning	R-1s
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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