

\$899,900 - 3004 85 Street Sw, Calgary

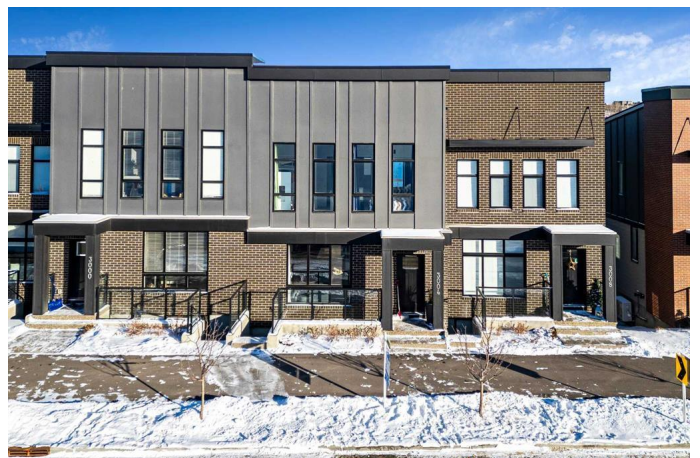
MLS® #A2127409

\$899,900

5 Bedroom, 4.00 Bathroom, 1,677 sqft
Residential on 0.05 Acres

Springbank Hill, Calgary, Alberta

****100K PRICE CORRECTION**THIS STUNNING HOME WITH LEGAL SUITE IS PRICE TO MOVE!!!** Experience the epitome of upscale living in this exceptional 4-level townhome, meticulously crafted by Truman and nestled in the prestigious Timberline Estates. Enjoy sweeping views, the advantage of NO CONDO FEES, and revel in the like-new condition of this residence, offering over 2400+ sq ft of first-class development. As you step inside, be embraced by the luxury of laminate flooring gracing main and lower level, 9' ceilings that enhance the sense of space, and a true chef's kitchen featuring QUARTZ COUNTERTOPS, soft-close doors and drawers in upscale 42" cabinets, and elegant pendant lighting. The upper floor is a haven of comfort, housing three generously-sized bedrooms, including a primary suite with a DESIGNER ENSUITE boasting 10 mil glass, double undermount sinks, and stylish tile floors. Practicality meets convenience with UPPER LEVEL LAUNDRY and an office nook, perfect for those working from home. The lower level is a PROFESSIONALLY DEVELOPED LEGAL SUITE, complete with STAINLESS APPLIANCES and TWO spacious bedrooms, offering versatility and additional living space. Outdoor living is taken to new heights with two expansive DECKS. Luxurious details abound, including estate casing and baseboard, dimmer switches on most lights, BBQ gas lines on the deck, AIR CONDITIONING, paved lane, and a double



HEATED DETACHED GARAGE. Live the ultimate in upscale living in this Truman-built townhome, where every detail is thoughtfully designed for comfort and sophistication. Don't miss the opportunity to make this your dream home. Book your viewing today and immerse yourself in the pinnacle of luxury living.

Built in 2022

Essential Information

MLS® #	A2127409
Price	\$899,900
Sold Price	\$860,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,677
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	3004 85 Street Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6C7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	June 18th, 2024
Days on Market	47
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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