

\$999,900 - 3056 85 Street Sw, Calgary

MLS® #A2138156

\$999,900

2 Bedroom, 4.00 Bathroom, 1,494 sqft

Residential on 0.05 Acres

Springbank Hill, Calgary, Alberta

No condo fees (or HOA) in this remarkable and truly estate 4-level split with over 2,400 sq. ft. of developed living space and sweeping 180-degree views in Trumans Timberline Estates. This amazing home offers the best in upscale design and finish and is located on arguably the best lot in the development. Enjoy 9' ceilings, engineered hardwood floors, a designer kitchen with 42" quality cabinets with soft close doors and drawers, stainless steel appliances with gas stove, breakfast bar, huge island, and quartz countertops. Large dining area and direct access to a 20'x11' sun deck with unparalleled views, gas and water lines, and a fully automated Suncoast sunscreen. The upper level features two primary bedrooms, both with luxury ensuites with a 10-mil glass steam shower and quartz vanities. The third level has a remarkable 21'x20' deck that's partially covered and also offers amazing views, a gas line for BBQ, and exterior water taps. a family/media room, full bath, and a flex room that can be used as a 3rd bedroom (no window), gym, or office. A personal elevator services all four levels, including the garage and storage areas. The owners spent over \$50K in builder upgrades, including a whole-home water filtration system and salt-free softener, custom built-ins in the closets, on-demand hot water, heated garage with an epoxy floor, 2.5-ton A/C, side and front yard professional landscaping, Lennox two-stage furnace with a 10-year warranty, Rogers direct wiring for satellite system,



pre-wiring for home audio, upgraded smart thermostat, custom window coverings, new home warranty until 2032 and more! This remarkable property is designed with sophistication and modern upscale living.

Built in 2020

Essential Information

MLS® #	A2138156
Price	\$999,900
Sold Price	\$990,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,494
Acres	0.05
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	3056 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, Garage Door Opener, Heated Garage, Insulated

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers,
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	Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Balcony, BBQ gas line
Lot Description	Back Lane, Landscaped, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	July 23rd, 2024
Days on Market	47
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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