

# \$1,234,000 - 36 Timberline Way Sw, Calgary

MLS® #A2143674

**\$1,234,000**

4 Bedroom, 3.00 Bathroom, 2,423 sqft

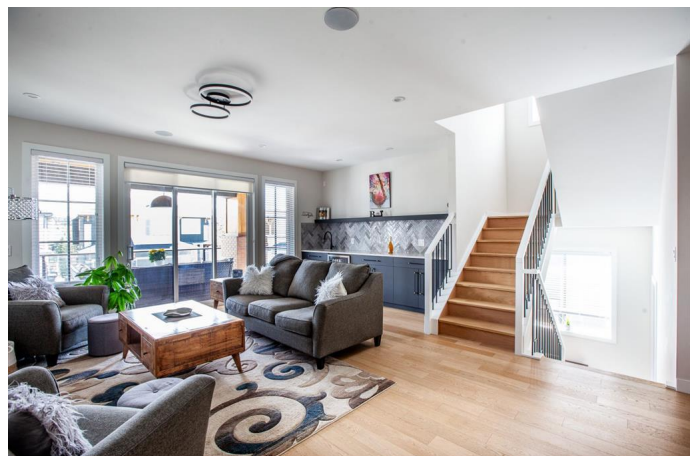
Residential on 0.08 Acres

Springbank Hill, Calgary, Alberta

A Stunning Home You Won't Want to Miss!

This spectacular two-story home on Timberline Way is an absolute must-see. Boasting a triple under-drive garage with translucent door panels, the property sits on a beautifully landscaped lot that will take your breath away. The home features not one, but two stunning decks - a bright and spacious one over the garage at the front, as well as a cozy and private deck at the back complete with a relaxing hot tub. The open-concept living room is filled with natural light and features a beautiful gas fireplace and an extensive wet bar. Sliding glass doors lead out to the front deck, perfect for entertaining.

The generous, open dining area includes a charming bump-out perfect for a buffet and hutch. The sparkling white kitchen is a chef's dream, with a gas stove, double oven, ample cabinetry, and a huge island with plenty of space for diners. The kitchen door opens directly onto the deck, making summer barbecues a breeze. And the best part? The elevator stops right beside the kitchen, making it a cinch to bring in groceries from the garage. Upstairs, the sumptuous primary bedroom boasts a five-piece ensuite bath with a deep oval tub, two sinks, and a large glass shower with a bench. The walk-in closet provides ample storage space. Two additional bedrooms, a laundry room, a spacious family room, and a four-piece bath complete the second floor. And yes, the elevator does go to the top and stops conveniently next to the



primary bedroom.

The lower level is equally impressive, with a fully finished, heated triple garage featuring drywall, a knockdown stipple ceiling, and an epoxy floor. The ground-level entrance leads to the lower foyer, which provides access to the elevator and the utility room.

This home truly has it all - from the stunning exterior to the meticulously designed interior, every detail has been thoughtfully considered.

Don't miss your chance to make this exceptional property your new home.

Schedule a viewing today!

Built in 2020

### Essential Information

MLS® #	A2143674
Price	\$1,234,000
Sold Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,423
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	36 Timberline Way Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0W3

## Amenities

Parking Spaces	5
Parking	Double Garage Attached, Tandem, Triple Garage Attached

## Interior

Interior Features	Elevator
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Disposal, Dryer, Garburator, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Marble
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2024
Date Sold	October 21st, 2024
Days on Market	116
Zoning	R-G
HOA Fees	0.00

## Listing Details

Listing Office	Royal LePage Benchmark
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