

# \$1,298,000 - 96 Timberline Way Sw, Calgary

MLS® #A2165282

**\$1,298,000**

5 Bedroom, 4.00 Bathroom, 2,418 sqft  
Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

Situated on a lot with fabulous views of the green space to the East, this beautifully appointed MODERN FAMILY HOME makes you feel as though you have escaped the city, and still be within five minutes to Aspen Landing and West Calgary amenities. With over 2900 square feet of incredible living space, this four-bedroom property is ready for its new family! One of the best features of the home is the gigantic East deck off the main living area. This "outdoor living room" is filled with morning sun and overlooks the valley to the East and the hills in the distance sparkling with lights into the evening. The oversized backyard is fenced with a beautiful lawn area for pets or children to play. The front yard rock garden with exposed aggregate sidewalks finishes off the exterior landscape in grand style. As you enter through the glass front entry door, you are impressed with the high ceiling heights and designer finishings. The stairs and flooring were upgraded to an engineered hardwood and various areas have gorgeous porcelain tile in a marble style. The main floor living areas are open to each other and a private West office overlooks the backyard. The living room is open to the kitchen area. Numerous upgrades were done to this unit including a fantastic built-in that spans across an entire wall with quartz countertops, a wine fridge, display shelving and feature tile. A cozy gas fireplace has two windows on each side with a television set above along with lovely millwork detailing of



the mantle and upper wall area. The designer kitchen showcases a gigantic island, quartz countertops, a herringbone backsplash, modern black lighting and black accent hardware. The luxury appliance package includes a Whirlpool gas range, a Samsung refrigerator, a stainless-steel hood-fan, a microwave and dishwasher. The large walk-in pantry has immense storage space with custom shelving. Elegant dinner parties and informal family gatherings take place in this lovely dining space. An iron and glass modern chandelier sits above the table. Patio doors lead out to the backyard for summer BBQs and West sunshine. The upper-level primary suite encompasses the entire East portion of the house. Incredible large windows bring in natural light and the views overlooking the valley are spectacular. This beautiful large space allows for a sitting area along with all of the other bedroom furnishings. The adjoining ensuite boasts a freestanding soaker bathtub and a frameless glass shower with hexagonal floor tile, a seat, porcelain tile walls, and a telephone shower head. The double vanity has two sinks, unique black lighting and quartz countertops. Two upper bedrooms each have large closets and share a four-piece bathroom. A central loft area is perfect as a television area, work-out room, kids play area or art studio. The lower level had another bedroom, full bathroom and a mudroom area with a bench and hooks leading out to the garage.

Built in 2022

**Essential Information**

MLS® #	A2165282
Price	\$1,298,000
Sold Price	\$1,255,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,418
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	96 Timberline Way Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6C8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot, Lawn, Gentle Sloping, Landscaped, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 12th, 2024
Date Sold	September 21st, 2024
Days on Market	9
Zoning	R-1
HOA Fees	0.00

**Listing Details**

Listing Office	Coldwell Banker Mountain Central
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