

# \$1,288,008 - 64 Timberline Way Sw, Calgary

MLS® #A2214447

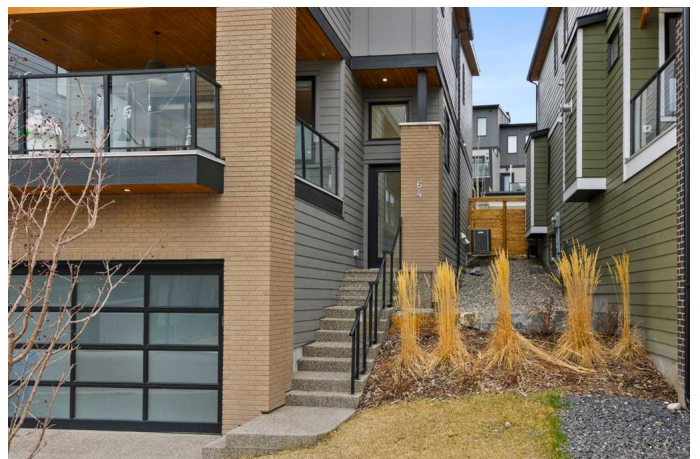
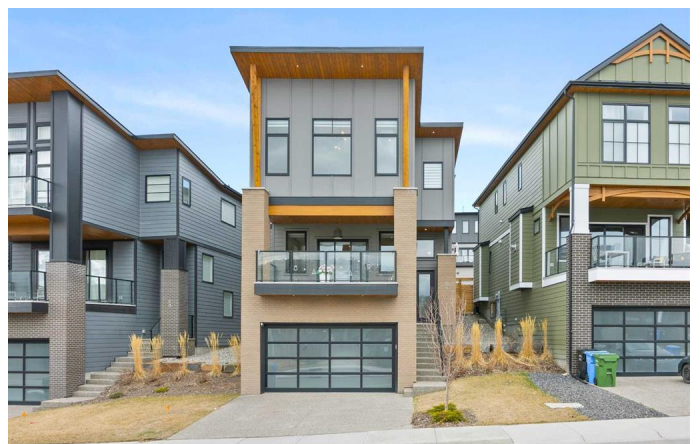
**\$1,288,008**

3 Bedroom, 4.00 Bathroom, 2,604 sqft

Residential on 0.09 Acres

Springbank Hill, Calgary, Alberta

Discover this exquisite TRUMAN-built home nestled in the prestigious Timberline Estates. Perched on a picturesque lot with breathtaking views of the eastern green space, this beautifully designed modern family home offers the feeling of a peaceful escape—just minutes from Aspen Landing Shopping Centre, Calgary Transit & LRT, top-tier schools, parks, scenic pathways, and with easy access to the mountains. The location truly can't be beat! With over 3,500 sq. ft. of thoughtfully designed living space, this three-bedroom home is move-in ready for your family. Step through the glass front door and be welcomed by soaring ceilings and upscale finishes. Engineered hardwood flooring and striking marble-style porcelain tile flow throughout. The open-concept main level features a gourmet chef's kitchen. Enjoy full-height cabinetry with soft-close doors and drawers, a massive island with an eating bar, sleek quartz countertops, a herringbone backsplash, modern black lighting and hardware, and a premium appliance package: stainless steel appliances including a gas stove, over-the-range microwave, and a refrigerator with water and ice dispenser. Additional highlights include under-cabinet lighting, a walk-in pantry, and a wine room that flows into a generous dining nook and a warm, inviting living room with a stylish wet bar and built-in wine fridge—perfect for entertaining or cozy family nights by the fireplace. A stylish west-facing office adds function and elegance.



Patio doors open to the sunny west backyard—ideal for summer BBQs and evening relaxation. Upstairs, the luxurious primary suite spans the entire east wing of the home, showcasing spectacular valley views through oversized windows. There’s ample room for a sitting area, and the elegant ensuite features a freestanding soaker tub, a frameless glass shower with porcelain tile, hexagon tile flooring, dual vanities with quartz counters and bold black fixtures, a private water closet, and a spacious walk-in closet. Two additional bedrooms offer large closets and share a stylish four-piece bathroom. A central loft area provides flexible space for a TV lounge, playroom, fitness zone, or creative studio. A well-appointed laundry room with built-in cabinetry and a utility sink completes the upper level. The fully finished lower level is designed for fun and functionality, featuring a movie room with a second wet bar and a four-piece bathroom. A mudroom with a built-in bench and hooks is conveniently located off the attached garage. This exceptional home blends sophisticated design with everyday comfort—all in a location that offers nature at your doorstep and city convenience just minutes away. This is a home where every detail matters. Live beautifully. Live better.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2214447    |
| Price          | \$1,288,008 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,604       |
| Acres          | 0.09        |
| Year Built     | 2022        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 64 Timberline Way Sw |
| Subdivision | Springbank Hill      |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3H6C8               |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                            |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized |
| # of Garages   | 2                                                                                            |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Double Vanity, Smart Home, Tray Ceiling(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Range, Wine Refrigerator                          |
| Heating           | Forced Air, Natural Gas                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                                     |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting                         |
| Lot Description   | Back Yard, Landscaped, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                         |
| Construction      | Brick, Concrete, Wood Frame                             |
| Foundation        | Poured Concrete                                         |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 52               |
| Zoning         | R-G              |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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