

\$1,799,900 - 3 Timberline Gate Sw, Calgary

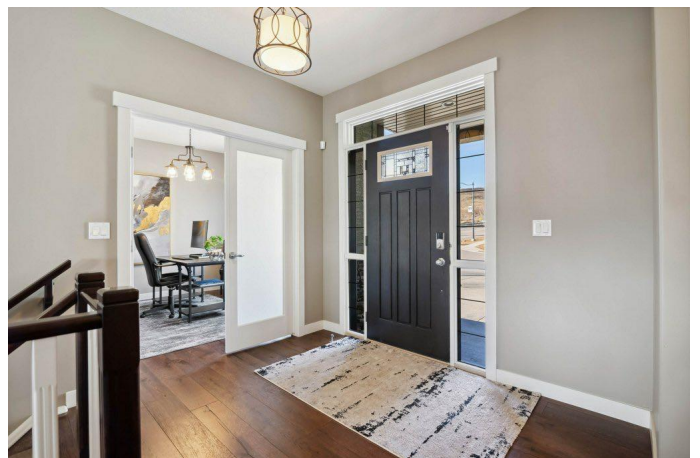
MLS® #A2202288

\$1,799,900

4 Bedroom, 4.00 Bathroom, 3,436 sqft
Residential on 0.23 Acres

Springbank Hill, Calgary, Alberta

WATCH VIDEO AND WALK THROUGH*
MOUNTAIN VIEWS!* WELCOME HOME to
this a 4 Bdrm, 3.5 Bath Home w/Walkout
Bsmt. AMAZING OPEN FLOOR PLAN w/
Wide Plank Distressed Oak HARDWOOD
throughout the Main Floor, Front Private
Office plus a Multi Functional FLEX Room
which can be a 2nd Office, Formal Dining
Room, Family Room or Play Room. You will
LOVE your BRIGHT Great Room w/GAS
Fireplace, Wall to Wall Windows, a PERFECT
Dining Area with Built-in Cabinets, Wine Rack
and Coffered Ceilings plus a Chefâ€™s
Inspired KITCHEN w/Generous Island, Quartz
Counter Tops, Stainless Steel Appliances,
Fridge with Water and Ice & Butlerâ€™s
pantry with Coffee Station, Plenty of Cabinetry
and an Upright Freezer. Enjoy your Morning
Coffee and on your South Facing Deck
complete with a BBQ Gas Line to make
Entertaining a Breeze. You will also
Appreciate your Spacious Mud Room, Guest
Bath and your Welcoming Staircase with an
Airy Open to Above feature which will lead you
to the rest of your New Home! Float upstairs to
your Massive Loft which is perfect for your
Family to Unwind with a Movie, Read, Play
their Favorite Instrument and Plenty of Room
to Add more Work Stations if needed. Your
Luxuriously Appointed South Facing Primary
Suite with Additional Built-in Closet System
Features a LIBRARY Area for Reading and
Relaxing, an ENSUITE which Includes a
DOUBLE SINKS w/ PLENTY of STORAGE



SPACE, Spa-Like SOAKER TUB & CUSTOM SHOWER and an OVERSIZED Walk Through Dressing Room/Closet with Custom Built-ins. The Convenient Laundry Room is complete with a Sink, Built-in Cabinets, a Hanging Station and a Linen Closet with Plenty of Storage. 2 More Generous Bedrooms plus 4pc Main Bath Complement the Upper Floor. The WALKOUT Basement is Sure to Impress you w/WALL to WALL Windows, a REC ROOM with a Perfect Area to watch MOVIES, a WET BAR + a Dishwasher, Ice Maker, and a Bar Fridge and Plenty of Room for a Pool Table Entertaining and Enjoying Family Time, A 2nd or 3rd DEN/OFFICE a 4th Bedroom and a 4 pc Bath. ENJOY your Picturesque MOUNTAIN VIEWS while ENTERTAINING in Your SOUTH and WEST YARD with Multiple Patios which is BEAUTIFULLY LANDSCAPED with a ROCK Retaining Wall, Stairs and Underground Sprinklers. For the Car Enthusiast You will Love your ATTACHED, HEATED OVERSIZED TRIPLE CAR GARAGE with EXPOXY Floors and plenty of room for Vehicles, Toys and Storage! Additional Features include Kohler fixtures, Designer Lighting and Window Treatments, Gemstone Lighting and Newer Hot water tank (Dec 2024) Enjoy being Close to Aspen Landing, Westhills, Guardian Angel Elementary (K-6), Griffith Woods School (K-9), Ernest Manning High School, Webber Academy, Calgary Academy, Rundle College, Ambrose College, Westside Rec Centre and the 69th Street LRT. Simplify your Life while being close to Stoney Trail with easy access to the Mountains, the Airport and all Surrounding Areas. This is the PERFECT HOME YOU HAVE BEEN LOOKING FOR! WELCOME HOME!

Built in 2014

Essential Information

MLS® #	A2202288
Price	\$1,799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,436
Acres	0.23
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3 Timberline Gate Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0W3

Amenities

Parking Spaces	8
Parking	Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, See Remarks, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Washer, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Playground
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Days on Market	14
Zoning	R-G

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.