



**28 Timberline Way SW  
Calgary, Alberta**

**MLS # A2289472**



**\$1,249,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,314 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Underground Sprinklers		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Glass, Veneer, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	Telus Security System, Bar Refrigerator		

OPEN HOUSE Sunday April 12th 2-4PM...Set on a quiet street in prestigious Timberline Estates, this 4 bedroom Truman-built modern farmhouse blends elevated design with everyday comfort, offering over 2,700 sq ft of thoughtfully planned living space and an oversized Triple Garage (double wide with tandem) for 3 cars or added storage or workshop area, with flexibility for an extra single bay if desired. The main floor is anchored by a custom A.B. Cushing kitchen that feels both refined and functional, with integrated built-in appliances, sleek cabinetry, and a generous central island that naturally becomes the heart of the home. Expansive aluminum-clad windows fill the main level with natural light and connect the kitchen to a spacious bedroom (currently used as office) and an inviting great room at the rear. In the great room, a clean-face 42" fireplace provides a warm focal point, while oversized three-panel sliding doors open to the backyard, creating an easy flow for indoor-outdoor living and entertaining. The layout maintains a sense of openness while still offering defined spaces for work, relaxation, and gathering. Upstairs, three well-proportioned bedrooms are complemented by a versatile bonus room that works beautifully as a media space, kids's lounge, or quiet retreat. The primary suite stands out as a true sanctuary, with a generous bedroom, walk-in closet, and a spa-inspired ensuite featuring dual vanities, a custom-tiled walk-in shower, and a freestanding soaker tub. Everyday life is made more comfortable and convenient with central air conditioning and a private in-home elevator. The AC keeps the home cool through Calgary's warm summer days, while the elevator provides effortless movement between levels—an exceptional feature that enhances accessibility and supports long-term, age-in-place living. Beyond the home itself, the

location is a major advantage. Timberline Estates sits within sought-after Springbank Hill, minutes from top-rated public and private schools such as Webber Academy, Rundle College, Calgary Academy, Griffith Woods School, and Ernest Manning High School. Daily errands and dining are easy with nearby Aspen Landing, Westhills, and Signal Hill shopping centres offering grocery stores, coffee shops, fitness studios, restaurants, and professional services. Outdoor recreation is close at hand, with quick access to pathways, green spaces, and nearby Westside Recreation Centre with its pool, fitness facilities, and programs for all ages. Commuters and weekend adventurers benefit from convenient access to the 69 Street LRT station, Stoney Trail, Sarcee Trail, and Highway 1, making both downtown and the mountains remarkably accessible. 28 Timberline Way ~ delivers a rare combination of modern farmhouse style, air-conditioned comfort, elevator convenience, and a premier West Calgary location surrounded by amenities. It is a superior choice for buyers seeking a future-ready home in an established, highly desirable community.