



**29 Timberline Court SW
Calgary, Alberta**

MLS # A2141416



\$2,325,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,529 sq.ft.	Age:	2022 (2 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Aggregate, Driveway, Front Drive, Garage Door Opener, Garage Faces Front		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-1s
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

Indulge in the pinnacle of luxury living with this exquisite Truman-built walkout home, perfectly situated on a ravine in the exclusive Timberline Estates. This premier location offers unrivaled convenience, just minutes from Aspen Landing Shopping Centre, Calgary Transit and LRT, top-tier schools, scenic parks, and extensive pathways, with effortless access to the majestic mountains. With over 4,890 sqft of luxurious living space, this home offers 4 bedrooms, flexible spaces, a home office, gym, games room, and bonus room, all set in a highly coveted area. Upon entering, you'll be captivated by the bright, open-concept design. The gourmet kitchen is a chef's dream, featuring full-height custom cabinetry, a gas cooktop, wall oven, paneled refrigerator and dishwasher, Fisher Paykel built-in coffee system, under-cabinet lighting, seamless quartz countertops and backsplash, an oversized island, and expansive storage. The living room, with its soaring ceiling and floor-to-ceiling fireplace, alongside a spacious dining area, creates an ideal setting for both grand entertaining and cozy family nights, all with stunning ravine views. The main floor also offers a tranquil den with custom built-ins, a walk-through pantry with tailored shelving, a chic 2-piece bathroom, and a mudroom with storage bench seating, leading in from the attached triple garage. The upper level is designed for luxury and comfort, featuring a central bonus room with wood inlay tray ceiling and panoramic ravine views. The opulent owner's suite boasts tray ceilings, a lavish 5-piece ensuite with a freestanding soaker tub, tiled shower with built-in bench, dual vanities with a make-up desk, a separate water closet, and His and Her wardrobes leading to the upper floor laundry room with custom cabinetry and a sink. Additionally, the upper floor includes two more bedrooms, each with walk-in closets

and tray ceilings. Bedroom #2 offers a private 4-piece ensuite, while Bedroom #3 enjoys a Jack and Jill bathroom. The lower-level walkout is an entertainer's haven, featuring a recreation room with a wet bar and beverage fridges, a living area that flows into an exercise room, an additional bedroom, and a 3-piece bathroom with a tiled shower. This former showhome is adorned with high-end finishes, including painted and high ceilings, intricate tray ceiling detailing with wood inlay in the primary bedroom and bonus room, wood ceiling accents in the kitchen and ensuite, and tray ceilings in bedrooms #2 and #3. A large deck overlooking the lush greenspace and a fully finished walkout basement complete this masterpiece.