



**7 Timberline Gate SW  
Calgary, Alberta**

**MLS # A2144347**



**\$2,775,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Springbank Hill  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 4,082 sq.ft.   | <b>Age:</b>   | 2013 (11 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 5                 |
| <b>Garage:</b>   | Triple Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.23 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Garden, Low M |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Cork, Hardwood, Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed, Shingle Siding, Stone, Stucco, Wood Frame   | <b>Zoning:</b>    | R-1s |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, See Remarks, Separate Entrance, Soaking Tub, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound |                   |      |
| <b>Inclusions:</b> | All drapery in the home, built-in espresso maker, all house automation technology and corresponding components.  |                   |      |

Experience the epitome of luxury living in this stunning residence located in the prestigious community of Springbank Hill. The location is outstanding backing onto a park with a playground and pathway system. The professionally landscaped yard features extensive Rundle rock gardens, flowering trees, magical vines growing up the fence-line and gigantic columnar Aspen trees. The sunny South deck is partially covered and boasts a wood-burning fireplace and expands across the entire South side of this beautiful home. Spanning nearly 6000 square feet of exquisitely curated designer space, this luxury home offers four bedrooms on the second level, a gourmet kitchen with top end appliances and finishes including a Wolf gas range, Sub Zero refrigerators, and leathered quartzite countertops. Start mornings off right in the butler's pantry featuring a built-in Miele espresso maker and the wine fridge makes entertaining friends and family a breeze. Enjoy sophisticated details like rich Acacia Walnut hardwood flooring, custom wainscoting, coffered and barrel-vaulted ceilings and two separate show stopping rooms meticulously designed by award-winning designer Paul Lavoie. This homes elevated build quality is evident from the millwork detailing to the incredible window designs to the unique polished nickel fixtures and hardware to the oval center stair feature to the solid core doors with Entek Crystal hardware. The primary suite boasts vaulted ceilings, a private seating area/dressing room, and a luxurious ensuite with heated porcelain floors, a large soaker tub, and double vanities adorned with stylish gray marble styled counters. Indulge in the lower-level walkout amenities that features a climate-controlled wine room next to the cutting-edge wet bar and a large, dedicated steam sauna room. Additional spaces to be found on the lower level include an additional bedroom, games

room, and family media room. Fabulous upgrades you don't want to miss include Hunter Douglas motorized blinds, Smart home integration, and an in-floor radiant heated three-car garage. This is more than a home; it's a sanctuary of elegance and comfort. This superb family home can be found just minutes away from Calgary's top private schools, numerous trendy restaurants, and an abundance of shopping and day to day amenities that make life as convenient as possible!