



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**29 Timberline Court SW**  
**Calgary, Alberta**

**MLS # A2199158**



**\$2,199,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,543 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Aggregate, Front Drive, Garage Faces Front, Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

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

**Inclusions:** None

Tour stunning interiors and modern open layouts with guided tours that help you envision your perfect lifestyle. Visit and Experience This Beautiful Home in Person! Welcome to your dream residence in the prestigious Timberline Estates, a newly constructed luxury masterpiece by Truman Homes. Elegantly positioned to back onto serene ravine views, this stunning walkout property blends sophisticated design with the allure of natural surroundings—all while being moments away from Calgary's best amenities, including Aspen Landing Shopping Centre, Calgary Transit and LRT, scenic parks, and mountain access for weekend escapes. From the moment you step inside, this home's bright, open-concept layout promises to impress. The living room is a true showpiece, featuring soaring two-story ceilings and a dramatic floor-to-ceiling fireplace, effortlessly flowing into a spacious dining area that showcases picturesque ravine vistas. The gourmet kitchen is a chef's paradise, appointed with full-height custom cabinetry, top-tier stainless steel appliances, under-cabinet lighting, a spacious walk-through pantry, and quartz countertops with an oversized island—perfect for both family gatherings and entertaining guests. The main floor offers a thoughtfully designed home office or den with built-in cabinetry, a sophisticated 2-piece bath, and a well-organized mudroom complete with a built-in bench, leading directly to the spacious triple garage. Upstairs, a central bonus room offers panoramic views of the ravine, while the luxurious primary suite redefines relaxation. This private retreat boasts a spa-inspired 5-piece ensuite, including a freestanding soaker tub, a tiled shower with a built-in bench, dual vanities with a makeup desk, and double walk-in closets that connect seamlessly to a convenient laundry room with built-in cabinetry and a sink. Two

additional upstairs bedrooms each feature walk-in closets and private 4-piece ensuite bathrooms, perfect for family or guests. The fully finished walkout lower level is designed for entertainment and leisure, with a recreation/games room, custom-built wet bar equipped with a wine fridge and beverage cooler, a private gym, a cozy family room, an extra bedroom, and a 3-piece bath. Outdoor living is equally impressive, with a spacious upper deck for dining and lounging, plus a lower-level patio that opens to a landscaped backyard seamlessly connected to the scenic greenspace. This former show home comes complete with a designer lighting package, engineered white oak hardwood floors, and designer ceramic tile, delivering elegance and style in every corner. With an unparalleled location near Calgary's top-rated schools—including Webber Academy, Rundle College, Ernest Manning High School, and Ambrose University—and close proximity to the Westside Recreation Centre and LRT, this home truly embodies the pinnacle of luxury living.