



GRASSROOTS
REALTY GROUP

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25 Timberline Court SW
Calgary, Alberta

MLS # A2206150



\$2,794,900

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,180 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	10-24-2-W5
Exterior:	Brick, Composite Siding, See Remarks	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Nestled in the highly sought-after Timberline Estates, this exceptional TRUMAN home offers an unrivalled combination of luxury, location, and livability. Ideally located just minutes from the Aspen Landing Shopping Centre, Calgary Transit, the LRT, world-class schools, parks, and scenic pathways, this home also provides easy access to the majestic mountains. The location truly can't be beat! Upon entering, you're welcomed into a bright, open layout that is both functional and inviting. The Chef's Kitchen is a masterpiece, featuring full-height custom cabinetry, a gas range, wall oven, and panelled fridge. The expansive island with quartz countertops provides both a practical workspace and a striking focal point, while under-cabinet lighting adds a touch of elegance. This space seamlessly flows into the Living Room, where floor-to-ceiling windows and an open-to-above ceiling create an airy, light-filled atmosphere. A stunning fireplace detailing adds a sense of grandeur, perfect for cozy family nights or entertaining guests. The large Dining area offers ample space for hosting gatherings and provides serene views of the ravine. Off the Dining Room, step out onto a spacious partially covered Deck complete with an outdoor fireplace, creating the perfect setting for al fresco dining or relaxing while overlooking the ravine—an ideal backdrop for enjoying quiet evenings or entertaining friends and family. The main floor also features a quiet Den, a walk-through Pantry with additional built-ins for organization, a 2-piece Bathroom, and a Mudroom with bench seating, providing excellent storage and access to the Triple Garage. An Elevator provides convenient access to all levels. Upstairs, the Owner's retreat is a true sanctuary, with tray ceilings, a luxurious 5-piece Ensuite complete with a freestanding soaker tub, a tiled

shower with bench, dual vanities with a make-up desk, and a separate water closet. The walk-in closet is perfectly designed with his and hers wardrobe spaces, leading through to the upper floor Laundry Room featuring built-in cabinetry and a convenient sink. Three additional Bedrooms, all with walk-in closets and tray ceilings, share two well-appointed Bathrooms.. The Walk-Out lower level is an entertainer's dream, featuring a spacious recreation room with a Wet Bar and beverage fridge, opening to an Exercise Room. An additional Bedroom and a 3-piece Bathroom with a stylish tiled shower complete the lower level, making this space ideal for guests or family. Additional features of this stunning home include painted ceilings, high ceilings, tray ceiling detailing with wood inlay in the primary bedroom, wood ceiling detailing in the kitchen and ensuite, and designer lighting throughout. Enjoy the outdoors on the large deck with an outdoor fireplace, or unwind on the lower-level patio backing onto the ravine. This is more than just a home—it's an opportunity to live better in a space that offers unmatched luxury, comfort, and style!