



## 3008 85 Street Calgary Alberta

\$785,000

Located in Timberline Estates, this 2+1 bedroom luxury townhome with NO CONDO FEES offers over 2100 sq ft of developed living space, including a FULLY DEVELOPED WALK-OUT BASEMENT with separate entrance providing potential for a legal suite. The open main level presents luxury vinyl plank flooring, high ceilings & is illuminated with recessed lights & modern light fixtures, showcasing the living room with sleek electric fireplace. Just steps away, is the kitchen which is tastefully finished with quartz counter tops & backsplash, island/eating bar, plenty of storage space & excellent appliance package. The dining area with access to a large deck has ample space to host a family gathering or dinner party. Completing the main level is a stylish 2 piece powder room. The second level hosts 2 spacious primary bedrooms, each with a walk-in closet & private 4 piece ensuite. Laundry facilities are also conveniently located on the second level. Basement development includes a large recreation/family room, third bedroom & a 4 piece bath. There's also direct access to the covered patio area. Other notable features include central air conditioning, central vacuum system & a heated double detached garage. This gorgeous townhome is located close to parks, schools, shopping, public transit & has easy access to 17th Avenue & Stoney Trail. (id:6769)

Recreational, Games room 27.50 Ft x 10.50 Ft

Bedroom 11.00 Ft x 10.50 Ft

4pc Bathroom Measurements not available

Kitchen 12.00 Ft x 8.50 Ft

Dining room 12.00 Ft x 11.50 Ft

Living room 14.00 Ft x 11.50 Ft

2pc Bathroom Measurements not available

Laundry room 6.00 Ft x 3.50 Ft

Primary Bedroom 13.00 Ft x 12.00 Ft

Primary Bedroom 13.00 Ft x 12.00 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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