



# 7 Timberline Gate Calgary Alberta

\$2,775,000

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,...

Primary Bedroom 17.25 Ft x 16.00 Ft  
 Other 8.75 Ft x 6.58 Ft  
 Bedroom 13.83 Ft x 10.92 Ft  
 Bedroom 17.50 Ft x 15.50 Ft  
 Bedroom 14.17 Ft x 10.83 Ft  
 Other 15.08 Ft x 4.08 Ft

Other 10.42 Ft x 8.75 Ft  
 Family room 25.58 Ft x 16.92 Ft  
 Wine Cellar 9.58 Ft x 6.42 Ft  
 Other 21.17 Ft x 12.75 Ft  
 Storage 21.17 Ft x 4.50 Ft

4pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

<http://www.thestarnesgroup.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

5pc Bathroom Measurements not available  
5pc Bathroom Measurements not available  
4pc Bathroom Measurements not available  
Bedroom 12.50 Ft x 10.83 Ft

Great room 16.92 Ft x 10.00 Ft  
Dining room 15.00 Ft x 11.00 Ft  
Other 14.08 Ft x 10.50 Ft