



## 51 Timberline Point Calgary Alberta

\$1,899,900

Custom built by Homes By Us for the current original owners, this is a lovely, quality built walk out bungalow in mint condition. Very well thought out layout with efficient use of space in every room. Very welcoming entrance with views to the beautiful staircase + stone feature wall, gorgeous hardwood flooring thought out + 10 foot ceilings which create excellent volume of space + lots of natural light. Off entrance is a fantastic office with built ins + coffered ceilings; a thoughtfully positioned barn door enables this space to be part of the open concept or closed off for privacy. Chef's kitchen with top of the line professional appliances including Sub Zero paneled fridge, Wolf induction stove, 2 built in Wolf ovens (one of which is a steam oven), Wolf warming drawer, Cove dishwasher, spacious walk through pantry, island with sink + room to sit + visit with the cook! The dining space is roomy + informal + flows into the spacious great room with beamed ceilings, a ribbon gas fireplace + built in millwork. Easy access off the dining area to the outdoor space with stone tile surface, sunshade + screen. Primary bedroom with well thought out walk in dressing room, luxurious ensuite bath with dual vanities, heated flooring + towel rack, stand alone shower + soaker tub. A bright + roomy laundry room + mudroom complete the main floor. The lower level is equally well designed + appointed with comfortable tv/family room wet bar, games area, gym, two large bedrooms with Jack + Jill bathroom with steam shower, an additional bedroom/flex room, half bath + storage. There is loads of light on this level as well, due to the walk out basement + large plentiful windows. On this level you will find the stamped concrete patio. Attached triple garage with epoxy flooring, built in metal storage shelving, hot + cold water + humidity control. This home is ideal for empt...

2pc Bathroom 5.08 Ft x 5.50 Ft

4pc Bathroom 7.42 Ft x 8.08 Ft

Other 12.42 Ft x 15.58 Ft

Bedroom 14.67 Ft x 11.75 Ft

Bedroom 13.58 Ft x 12.83 Ft

Bedroom 12.00 Ft x 14.00 Ft

5pc Bathroom 14.00 Ft x 9.75 Ft

Dining room 13.42 Ft x 13.83 Ft

Foyer 7.92 Ft x 11.00 Ft

Kitchen 15.08 Ft x 11.92 Ft

Laundry room 8.83 Ft x 8.25 Ft

Living room 14.92 Ft x 20.92 Ft

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Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Exercise room	28.67 Ft x 11.25 Ft	Other	8.00 Ft x 12.83 Ft
Recreational, Games room	15.00 Ft x 24.42 Ft	Office	10.92 Ft x 14.58 Ft
Furnace	12.00 Ft x 13.83 Ft	Pantry	9.08 Ft x 5.67 Ft
2pc Bathroom	5.33 Ft x 5.67 Ft		