



## 3080 85 Street Calgary Alberta

\$1,099,000

Welcome to unparalleled luxury in the Street Towns of Timberline Estates, a prestigious community in Springbank Hill, Calgary. This exquisite 4-level townhome by Truman Homes offers nearly 2,800 sq ft of meticulously designed living space, showcasing a wealth of high-end upgrades and premium details, all with no condo fees. This larger interior unit boasts a unique floor plan that features 3 bedrooms, 3.5 baths, oversized & heated double garage, dual expansive outdoor living areas and an elevator servicing all levels. As you enter, you'll be greeted by expansive 9' ceilings and elegant luxury vinyl plank floors that flow throughout the home. The open-concept main floor is perfect for entertaining, with a sophisticated L-shaped gourmet kitchen at its heart. Outfitted with quartz countertops, quartz backsplash, sleek cabinetry with gold hardware, custom hood fan and a full size refrigerator, this kitchen is designed for both beauty and function. Step outside from the dining room to an impressive 21' x 11' deck with captivating east views of west hills and beyond. This main level outdoor space features privacy glass creating the perfect retreat for entertaining, relaxation and enjoying the sunrise. On the upper level, discover the tranquil primary suite, complete with stunning views, a custom walk-in closet with cabinet tower, and a spa-like ensuite featuring dual vanities and a glass-enclosed shower with a bench. Two additional bedrooms with mountain and sunset views, a well-appointed full bath and convenient laundry room complete this level. The lower level recreation room opens to another expansive 21' x 20' partially covered deck, offering the feeling of a walk-out, more scenic views and the perfect setting for a hot tub. A versatile den, ideal as a guest room, gym or home office, finishes this floor along with a full bath. A spacious mudroom in the basement provi...

Primary Bedroom 15.08 Ft x 11.67 Ft

Other 10.25 Ft x 4.42 Ft

Bedroom 10.17 Ft x 9.83 Ft

Bedroom 10.08 Ft x 9.33 Ft

Laundry room 5.08 Ft x 4.67 Ft

4pc Bathroom 11.00 Ft x 4.92 Ft

Recreational, Games room 14.25 Ft x 14.08 Ft

Other 21.33 Ft x 20.50 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Living room 14.67 Ft x 13.00 Ft

Kitchen 14.00 Ft x 10.00 Ft

Dining room 15.08 Ft x 10.50 Ft

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Listing Presented By:



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CIR

REALTY

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4pc Bathroom 8.33 Ft x 4.83 Ft

Other 9.25 Ft x 8.08 Ft

Den 20.67 Ft x 13.58 Ft

Foyer 5.50 Ft x 5.08 Ft

Other 21.42 Ft x 11.25 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft