



25 Timberline Court Calgary Alberta

\$2,794,000

Exquisite TRUMAN Home nestled in prestigious Timberline Estates, just minutes away from the Aspen Landing Shopping centre, Calgary Transit and LRT, World Class Schools, Parks, and Pathways with great access to the mountains - this location can't be beat! Step inside to a Bright Open Concept home with Chef's Kitchen featuring Full Height Custom Cabinetry, Gas Cooktop, Wall Oven, Panelled Fridge, Under Cabinetry Lighting, Quartz Countertops with Oversized Island and Expansive Cabinetry, Living Room features Open to Above with Floor to Ceiling Fireplace detailing, Large Dining area, all perfect for Entertaining but functional and Cozy for family nights in front of the Fireplace with views of the Ravine. The Main Floor also features a quite Den with Built in Cabinetry, Walk through Pantry with Built Ins, 2-piece Bathroom and Mudroom with Storage Bench Seating leading in from the Triple Garage. Step upstairs to the Central Bonus Room with Tray Ceiling detailing and Panoramic Views of the Ravine, then into the luxurious Owner's Retreat with highlights such as Tray Ceilings, 5 piece Ensuite with Freestanding Soaker Tub, Tiled Shower with Built in Bench, Dual Vanities with Make-Up Desk, separate Water Closet, His and Her's Wardrobe's leading through to the Upper Floor Laundry Room with Built in Cabinetry and Sink. The Upper Floor features two additional Bedrooms both with Walk in Closets and Tray Ceilings. Bedroom #2 features a 4-piece Ensuite and Bedroom #3 features a Jack n' Jill Bathroom. The Lower-Level WALK OUT features a Recreation Room with Wet Bar and Beverage Fridges, Living area opening to the Exercise Room, additional Bedroom and 3pc Bathroom with Tile Shower. Additional features include Painted Ceilings, High Ceilings, Tray Ceiling detailing with Wood Inlay in Primary Bedroom & Bonus Room, Wood Ceiling detailing in the Kitchen and Ensuite, Tra...

Primary Bedroom 17.33 Ft x 14.33 Ft

5pc Bathroom 24.58 Ft x 7.92 Ft

Bedroom 15.58 Ft x 15.08 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 16.75 Ft x 15.17 Ft

Bedroom 14.08 Ft x 13.75 Ft

Bedroom 14.50 Ft x 13.67 Ft

Exercise room 14.00 Ft x 13.58 Ft

3pc Bathroom 7.83 Ft x 7.67 Ft

Den 15.50 Ft x 12.92 Ft

Living room 30.42 Ft x 17.33 Ft

Dining room 20.92 Ft x 11.00 Ft

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

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Central)

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



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Laundry room	6.92 Ft x 6.33 Ft	Kitchen	20.92 Ft x 12.00 Ft
5pc Bathroom	13.67 Ft x 5.33 Ft	Other	11.75 Ft x 8.42 Ft
Recreational, Games room	30.42 Ft x 25.25 Ft	2pc Bathroom	9.83 Ft x 4.83 Ft