

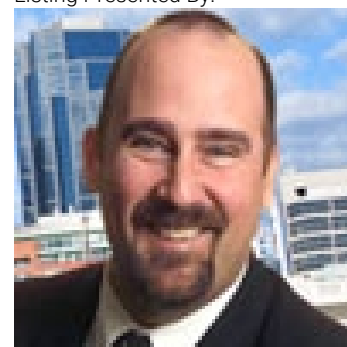


13 Timberline Court Calgary Alberta

\$2,498,000

OPEN HOUSE SUNDAY, MARCH 15TH, FROM 2PM TO 4PM. Located in the heart of Springbank Hill, this beautifully appointed home backs onto a picturesque ravine and boasts views of the rolling hills and city to the South. Designed for low-maintenance living, this home features Hardie Board siding, aluminum composite fencing, an artificial turf lawn with a backyard putting green and artificial shrubs, ideal for snowbirds or busy families. Every inch of the nearly 4,500SF of living space was meticulously designed and decorated with intention, creating a true sanctuary that feels like a work of art. Soaring ceilings, white oak engineered hardwood floors, hardwood coffered ceiling details and the most spectacular designer lighting are only a few features that make this home so spectacular. The 'chef's kitchen' features top-of-the-line Thermadore appliances including a multi-function built-in coffee and espresso machine and a dual zone beverage cooler. Custom features such as internal cabinet drawers, spice pullouts and a fabulous walk-through butler's pantry leave nothing to be desired. A vaulted ceiling in the great room boasts a stunning floor-to-ceiling fireplace and a 'showpiece' staircase and masterfully displays the amazing Southerly view. A spacious dining area, a private home office and a mudroom outfitted with lots of custom storage combine beautiful design with perfect functionality. The upper level features a bright and open bonus room, two additional bedrooms, each with a walk-in closet and an ensuite bathroom and a spa-like primary suite with his-and-hers closets, one of which is connected to the incredible laundry room. The fully finished lower level boasts a fourth bedroom and bathroom, a 'professional' home gym, a games room and a media room with a fireplace and a wet bar. The heated triple attached garage, outfitted with epoxy flooring, custom storage, a work...

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

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Media 12.83 Ft x 17.92 Ft

Other 4.50 Ft x 9.58 Ft

Recreational, Games room 11.50 Ft x 20.75 Ft

Exercise room 17.25 Ft x 11.83 Ft

Bedroom 14.17 Ft x 11.92 Ft

4pc Bathroom Measurements not available

Office 13.17 Ft x 9.92 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 16.00 Ft x 13.25 Ft

Laundry room 7.83 Ft x 11.25 Ft

Bonus Room 14.83 Ft x 21.42 Ft

Bedroom 14.17 Ft x 10.92 Ft

Great room 17.50 Ft x 18.58 Ft
Dining room 15.33 Ft x 10.00 Ft
Kitchen 17.83 Ft x 12.50 Ft
Other 11.17 Ft x 10.67 Ft

Bedroom 11.67 Ft x 11.67 Ft
4pc Bathroom .00 Ft x .00 Ft
4pc Bathroom .00 Ft x .00 Ft