



## 22 Timberline Place Calgary Alberta

\$1,768,000

**\*\* OPEN HOUSE SUNDAY, OCT 6, 12-1:30 PM \*\* AN EXCLUSIVE OPPORTUNITY TO OWN THIS EXCEPTIONAL PROPERTY.** Experience unparalleled elegance and tranquility in this breathtaking Timberline Estates residence, perfectly situated on a .23-acre lot in a serene cul-de-sac amidst a collection of luxury homes. This stunning property backs onto an environmental reserve, offering panoramic views of the eastern skyline and the majestic Rocky Mountains, while facing a park with a playground and a scenic pathway system. With over 4,973 square feet of meticulously crafted living space, this home exemplifies superior attention to detail. Gleaming hardwood flooring and luxurious tiles adorn the upper two levels and the walk-out basement. The open floor plan, abundant natural light, designer lighting, and modern architectural touches that exude sophistication throughout. The gourmet kitchen is a chef's dream, boasting quartz countertops, high-end stainless steel appliances, including a gas cooktop, built-in oven, microwave, chimney range hood. The centerpiece is a massive island, providing ample prep space, complemented by a spacious pantry for additional storage. Adjacent to the kitchen, the elegant dining room offers the perfect setting to enjoy breathtaking sunrises. The bright and airy living room, bathed in natural light from large windows, features a double-sided stone fireplace shared with the main floor office or flex space. The main floor also includes a mudroom with built-in cabinets, ensuring easy organization. Ascend to the upper level to find the luxurious primary bedroom, complete with a dream walk-in closet and a splendid five-piece ensuite. Three additional bedrooms (one with a three-piece ensuite), a four-piece bath, bonus room, and a conveniently located laundry room provide private spaces for every family member. The walk-out basement is a haven for entertainment and rel...

4pc Bathroom 9.50 Ft x 6.42 Ft

Bedroom 13.92 Ft x 13.42 Ft

Exercise room 11.17 Ft x 7.58 Ft

Recreational, Games room 19.50 Ft x 14.00 Ft

Media 17.92 Ft x 14.17 Ft

Living room 19.92 Ft x 13.92 Ft

Other 7.83 Ft x 9.17 Ft

Office 11.75 Ft x 11.50 Ft

3pc Bathroom 6.33 Ft x 10.17 Ft

4pc Bathroom 12.08 Ft x 6.17 Ft

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

Listing Presented By:



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eXp Realty

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

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

<b>Furnace</b>	15.42 Ft x 13.00 Ft	<b>5pc Bathroom</b>	12.00 Ft x 13.92 Ft
<b>2pc Bathroom</b>	5.58 Ft x 5.00 Ft	<b>Bonus Room</b>	12.00 Ft x 16.08 Ft
<b>Dining room</b>	14.17 Ft x 13.92 Ft	<b>Bedroom</b>	12.08 Ft x 10.33 Ft
<b>Foyer</b>	11.75 Ft x 9.58 Ft	<b>Bedroom</b>	12.00 Ft x 14.00 Ft
<b>Kitchen</b>	18.67 Ft x 15.08 Ft		