



## 25 Timberline Court Calgary Alberta

\$2,794,000

GRAND OPENING EVENT - Saturday October 19th and Sunday October 20th - 2pm to 4pm. Discover LUXURY MODERN LIVING in this exquisite TRUMAN showpiece, perfectly positioned on a picturesque ravine in the prestigious community of Springbank Hill. The views of the environmental reserves are spectacular and the bike/walking paths throughout this entire area are fantastic. Step inside this bright, open-concept FIVE BEDROOM family home spanning nearly 4200 square feet above grade, where every detail is crafted for both design and functionality. The Chef's Kitchen is a culinary dream, featuring full-height custom cabinetry in crisp white and accent gray tones, rich wood ceiling detailing, a gas range, wall oven, built-in coffee machine and a panelled fridge from Fisher and Paykel. Under-cabinet lighting illuminates the stunning quartz countertops and oversized island, making it ideal for both entertaining and cozy family gatherings. The spacious living room showcases an open-to-above design with a captivating floor-to-ceiling modern brick fireplace, while the large dining area offers enchanting views of the ravine. The main floor also boasts a quiet south-facing den, a walk-through pantry, a convenient two-piece bathroom, and a mudroom with storage bench seating leading to the oversized triple garage with access to the elevator which spans all three floors. Venture upstairs to the primary bedroom featuring tray ceilings and panoramic ravine views, then retreat to the luxurious ensuite, which includes wood-inlaid ceilings, a lavish 5-piece ensuite with a freestanding soaker tub, heated floors, a dramatic frameless-glass shower with built-in bench and multiple jets, dual vanities, a dedicated make-up desk, and two separate dressing rooms. The upper level also has three additional bedrooms and two full bathrooms. The lower-level walk-out is a true entertainer's paradise, fea...

Primary Bedroom 17.33 Ft x 14.33 Ft

Other 13.75 Ft x 5.67 Ft

Other 10.50 Ft x 6.92 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 15.58 Ft x 15.08 Ft

Other 7.92 Ft x 5.58 Ft

Other 9.75 Ft x 5.08 Ft

Laundry room 6.92 Ft x 6.33 Ft

5pc Bathroom .00 Ft x .00 Ft

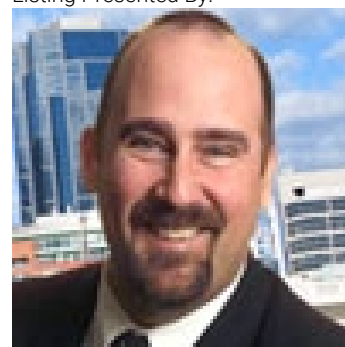
Recreational, Games room 30.42 Ft x 25.25 Ft

Bedroom 14.50 Ft x 13.67 Ft

Exercise room 14.00 Ft x 13.58 Ft

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

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

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

### RE/MAX Realty Professionals

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4pc Bathroom .00 Ft x .00 Ft  
Bedroom 16.75 Ft x 15.17 Ft  
Other 9.83 Ft x 4.83 Ft  
Bedroom 14.08 Ft x 13.75 Ft

Storage 4.33 Ft x 4.00 Ft  
3pc Bathroom .00 Ft x .00 Ft  
Living room 30.42 Ft x 17.33 Ft