



28 Timberline Way Calgary Alberta

\$1,289,900

Set on a quiet street in prestigious Timberline Estates, this Truman-built modern farmhouse blends elevated design with everyday comfort, offering over 2,700 sq ft of thoughtfully planned living space and an oversized Triple Garage (double wide with tandem) for 3 cars or added storage or workshop area, with flexibility for an extra single bay if desired. The main floor is anchored by a custom A.B. Cushing kitchen that feels both refined and functional, with integrated built-in appliances, sleek cabinetry, and a generous central island that naturally becomes the heart of the home. Expansive aluminum-clad windows fill the main level with natural light and connect the kitchen to a spacious private front office and an inviting great room at the rear. In the great room, a clean-face 42" fireplace provides a warm focal point, while oversized three-panel sliding doors open to the backyard, creating an easy flow for indoor-outdoor living and entertaining. The layout maintains a sense of openness while still offering defined spaces for work, relaxation, and gathering. Upstairs, three well-proportioned bedrooms are complemented by a versatile bonus room that works beautifully as a media space, kids' lounge, or quiet retreat. The primary suite stands out as a true sanctuary, with a generous bedroom, walk-in closet, and a spa-inspired ensuite featuring dual vanities, a custom-tiled walk-in shower, and a freestanding soaker tub. Everyday life is made more comfortable and convenient with central air conditioning and a private in-home elevator. The AC keeps the home cool through Calgary's warm summer days, while the elevator provides effortless movement between levels—an exceptional feature that enhances accessibility and supports long-term, age-in-place living. Beyond the home itself, the location is a major advantage. Timberline Estates sits within sought-after Springbank Hill...

4pc Bathroom 10.42 Ft x 4.92 Ft
5pc Bathroom 10.67 Ft x 12.17 Ft
Bedroom 11.00 Ft x 10.50 Ft
Bedroom 11.42 Ft x 12.42 Ft
Family room 14.67 Ft x 12.17 Ft
Laundry room 7.08 Ft x 8.67 Ft

Exercise room 13.25 Ft x 8.67 Ft
Furnace 10.17 Ft x 8.25 Ft
2pc Bathroom 4.92 Ft x 5.33 Ft
Dining room 14.50 Ft x 9.00 Ft
Kitchen 14.58 Ft x 16.17 Ft
Living room 18.75 Ft x 14.17 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Primary Bedroom 19.00 Ft x 20.58 Ft

Office 9.33 Ft x 10.58 Ft

Other 10.50 Ft x 6.25 Ft