



## 29 Timberline Court Calgary Alberta

\$2,225,000

Indulge in the pinnacle of luxury living with this exquisite Truman-built walkout home, perfectly situated on a ravine in the exclusive Timberline Estates. This premier location offers unrivaled convenience, just minutes from Aspen Landing Shopping Centre, Calgary Transit and LRT, top-tier schools, scenic parks, and extensive pathways, with effortless access to the majestic mountains. With over 4,890 sqft of luxurious living space, this home offers 4 bedrooms, flexible spaces, a home office, gym, games room, and bonus room, all set in a highly coveted area. Upon entering, you'll be captivated by the bright, open-concept design. The gourmet kitchen is a chef's dream, featuring full-height custom cabinetry, a gas cooktop, wall oven, paneled refrigerator and dishwasher, Fisher Paykel built-in coffee system, under-cabinet lighting, seamless quartz countertops and backsplash, an oversized island, and expansive storage. The living room, with its soaring ceiling and floor-to-ceiling fireplace, alongside a spacious dining area, creates an ideal setting for both grand entertaining and cozy family nights, all with stunning ravine views. The main floor also offers a tranquil den with custom built-ins, a walk-through pantry with tailored shelving, a chic 2-piece bathroom, and a mudroom with storage bench seating, leading in from the attached triple garage. The upper level is designed for luxury and comfort, featuring a central bonus room with wood inlay tray ceiling and panoramic ravine views. The opulent owner's suite boasts tray ceilings, a lavish 5-piece ensuite with a freestanding soaker tub, tiled shower with built-in bench, dual vanities with a make-up desk, a separate water closet, and His and Her wardrobes leading to the upper floor laundry room with custom cabinetry and a sink. Additionally, the upper floor includes two more bedrooms, each with walk-in closets and tray ...

Furnace 15.58 Ft x 8.58 Ft

Recreational, Games room 15.42 Ft x 13.75 Ft

Den 22.58 Ft x 14.08 Ft

Recreational, Games room 14.25 Ft x 24.67 Ft

Bedroom 11.92 Ft x 10.33 Ft

3pc Bathroom 8.25 Ft x 7.92 Ft

Kitchen 21.58 Ft x 13.83 Ft

Other 8.92 Ft x 8.83 Ft

2pc Bathroom 5.92 Ft x 5.08 Ft

Bonus Room 13.25 Ft x 15.75 Ft

Primary Bedroom 16.33 Ft x 14.42 Ft

Bedroom 11.83 Ft x 12.25 Ft

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Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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Office 15.83 Ft x 10.75 Ft

Other 14.17 Ft x 8.08 Ft

Living room 17.50 Ft x 16.67 Ft

Dining room 18.00 Ft x 10.75 Ft

Bedroom 12.92 Ft x 16.83 Ft

4pc Bathroom 4.92 Ft x 9.67 Ft

4pc Bathroom 11.83 Ft x 5.92 Ft