



## 29 Timberline Court Calgary Alberta

\$2,199,000

OPEN HOUSE SATURDAY/SUNDAY, DEC 7/DEC 8, 2-3:30 PM. ACT FAST: EXCEPTIONAL DEAL ON THIS PROPERTY! Welcome to your dream residence in the prestigious Timberline Estates, a newly constructed luxury masterpiece by Truman Homes. Elegantly positioned to back onto serene ravine views, this stunning walkout property blends sophisticated design with the allure of natural surroundings--all while being moments away from Calgary's best amenities, including Aspen Landing Shopping Centre, Calgary Transit and LRT, scenic parks, and mountain access for weekend escapes. From the moment you step inside, this home's bright, open-concept layout promises to impress. The living room is a true showpiece, featuring soaring two-story ceilings and a dramatic floor-to-ceiling fireplace, effortlessly flowing into a spacious dining area that showcases picturesque ravine vistas. The gourmet kitchen is a chef's paradise, appointed with full-height custom cabinetry, top-tier stainless steel appliances, under-cabinet lighting, a spacious walk-through pantry, and quartz countertops with an oversized island--perfect for both family gatherings and entertaining guests. The main floor offers a thoughtfully designed home office or den with built-in cabinetry, a sophisticated 2-piece bath, and a well-organized mudroom complete with a built-in bench, leading directly to the spacious triple garage. Upstairs, a central bonus room offers panoramic views of the ravine, while the luxurious primary suite redefines relaxation. This private retreat boasts a spa-inspired 5-piece ensuite, including a freestanding soaker tub, a tiled shower with a built-in bench, dual vanities with a makeup desk, and double walk-in closets that connect seamlessly to a convenient laundry room with built-in cabinetry and a sink. Two additional upstairs bedrooms each feature walk-in closets and private 4-piece ensuite bathrooms, perfect f...

Family room 14.00 Ft x 22.50 Ft

Exercise room 13.75 Ft x 15.33 Ft

Recreational, Games room 24.67 Ft x 16.58 Ft

Other 15.42 Ft x 2.17 Ft

3pc Bathroom 8.25 Ft x 7.92 Ft

Bedroom 10.33 Ft x 14.17 Ft

Other 8.00 Ft x 17.50 Ft

2pc Bathroom 5.08 Ft x 5.92 Ft

Other 9.00 Ft x 8.83 Ft

Pantry 5.75 Ft x 7.58 Ft

Other 21.08 Ft x 12.42 Ft

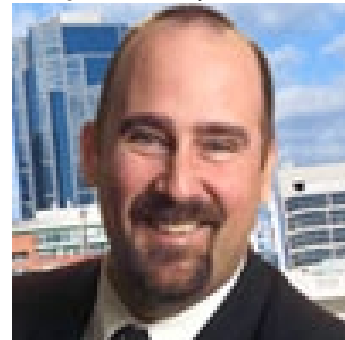
Dining room 11.17 Ft x 21.00 Ft

Bedroom 16.83 Ft x 12.83 Ft

4pc Bathroom 9.83 Ft x 4.92 Ft

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

Listing Presented By:



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**Storage** 4.83 Ft x 5.25 Ft

**Den** 10.75 Ft x 15.58 Ft

**Living room** 17.50 Ft x 16.42 Ft

**Bedroom** 11.75 Ft x 12.08 Ft

**4pc Bathroom** 11.75 Ft x 5.83 Ft