



3056 85 Street Calgary Alberta

\$999,900

No condo fees (or HOA) in this remarkable and truly estate 4-level split with over 2,400 sq. ft. of developed living space and sweeping 180-degree views in Trumans Timberline Estates. This amazing home offers the best in upscale design and finish and is located on arguably the best lot in the development. Enjoy 9' ceilings, engineered hardwood floors, a designer kitchen with 42" quality cabinets with soft close doors and drawers, stainless steel appliances with gas stove, breakfast bar, huge island, and quartz countertops. Large dining area and direct access to a 20'x11' sun deck with unparalleled views, gas and water lines, and a fully automated Suncoast sunscreen. The upper level features two primary bedrooms, both with luxury ensuites with a 10-mil glass steam shower and quartz vanities. The third level has a remarkable 21'x20' deck that's partially covered and also offers amazing views, a gas line for BBQ, and exterior water taps. a family/media room, full bath, and a flex room that can be used as a 3rd bedroom (no window), gym, or office. A personal elevator services all four levels, including the garage and storage areas. The owners spent over \$50K in builder upgrades, including a whole-home water filtration system and salt-free softener, custom built-ins in the closets, on-demand hot water, heated garage with an epoxy floor, 2.5-ton A/C, side and front yard professional landscaping, Lennox two-stage furnace with a 10-year warranty, Rogers direct wiring for satellite system, pre-wiring for home audio, upgraded smart thermostat, custom window coverings, new home warranty until 2032 and more! This remarkable property is designed with sophistication and modern upscale living. (id:6769)

Laundry room 5.00 Ft x 3.00 Ft
 Primary Bedroom 13.00 Ft x 12.00 Ft
 Primary Bedroom 13.00 Ft x 11.00 Ft
 4pc Bathroom Measurements not available
 5pc Bathroom Measurements not available
 Recreational, Games room 16.00 Ft x 14.00 Ft

Media 13.50 Ft x 13.50 Ft
 4pc Bathroom Measurements not available
 Kitchen 14.00 Ft x 13.50 Ft
 Dining room 13.00 Ft x 10.50 Ft
 Living room 13.00 Ft x 11.00 Ft
 2pc Bathroom Measurements not available

Listing Presented By:



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