



# 36 Timberline Way Calgary Alberta

\$1,299,000

A Stunning Home You Won't Want to Miss! This spectacular two-story home on Timberline Way is an absolute must-see. Boasting a triple under-drive garage with translucent door panels, the property sits on a beautifully landscaped lot that will take your breath away. The home features not one, but two stunning decks - a bright and spacious one over the garage at the front, as well as a cozy and private deck at the back complete with a relaxing hot tub. The open-concept living room is filled with natural light and features a beautiful gas fireplace and an extensive wet bar. Sliding glass doors lead out to the front deck, perfect for entertaining. The generous, open dining area includes a charming bump-out perfect for a buffet and hutch. The sparkling white kitchen is a chef's dream, with a gas stove, double oven, ample cabinetry, and a huge island with plenty of space for diners. The kitchen door opens directly onto the deck, making summer barbecues a breeze. And the best part? The elevator stops right beside the kitchen, making it a cinch to bring in groceries from the garage. Upstairs, the sumptuous primary bedroom boasts a five-piece ensuite bath with a deep oval tub, two sinks, and a large glass shower with a bench. The walk-in closet provides ample storage space. Two additional bedrooms, a laundry room, a spacious family room, and a four-piece bath complete the second floor. And yes, the elevator does go to the top and stops conveniently next to the primary bedroom. The lower level is equally impressive, with a fully finished, heated triple garage featuring drywall, a knockdown stipple ceiling, and an epoxy floor. The ground-level entrance leads to the lower foyer, which provides access to the elevator and the utility room. This home truly has it all - from the stunning exterior to the meticulously designed interior, every detail has been thoughtfully considered. Don't ...

Primary Bedroom 15.08 Ft x 14.42 Ft  
 Family room 19.00 Ft x 13.58 Ft  
 Laundry room 10.08 Ft x 5.58 Ft  
 Bedroom 11.00 Ft x 10.92 Ft  
 Bedroom 13.33 Ft x 10.08 Ft  
 Other 10.25 Ft x 7.00 Ft

4pc Bathroom Measurements not available  
 Furnace 23.50 Ft x 9.17 Ft  
 Living room 18.92 Ft x 18.75 Ft  
 Dining room 16.42 Ft x 10.33 Ft  
 Kitchen 12.25 Ft x 11.92 Ft  
 Bedroom 10.67 Ft x 9.75 Ft

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

Listing Presented By:



Originally Listed by:  
 Royal LePage Benchmark  
<http://www.kenzac.com/>

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca

5pc Bathroom 15.92 Ft x 10.25 Ft

2pc Bathroom Measurements not available