



## 5 Timberline Way Calgary Alberta

\$1,999,000

Nestled in prestigious Timberline Estates, just minutes away from the aspen landing shopping centre, transit and LRT, top ranked schools, parks, and pathways with great access to the mountains. Backs directly onto the environmental reserve, this amazing home offers 5200 sqft living space offering the perfect combination of luxury and functionality, making it the perfect home. The notable curb appeal is exceptional with outstanding exterior custom stone, beautiful landscaping and oversized triple car garage. Step inside and be greeted by a spacious open to below foyer with custom tiled floor. The open concept main floor offers curve staircase with wrought iron spindle railings, an office with sunny bay window and built ins which is ideal for those who work from home or need a quiet space to study, formal dining, great room with soaring ceilings and built-in bookshelves and fireplace, spacious kitchen with dining area, walk through pantry with built ins, bathroom and mudroom leading in from the triple garage. The chef-inspired kitchen is equipped with full height custom cabinetry, high end built-in stainless-steel appliances, massive centre island with granite countertops, that's all about functionality, while still providing space to set out drinks and appetizers for friends and family. The extra-large windows allow in bright natural light during the daytime with views of the ravine. The large deck on the main floor with spectacular views opens up into your own urban paradise. Upper floor features four spacious bedrooms and a bonus room. The luxurious owner's Retreat has panoramic views of the ravine, a walk-in closet and 5-piece ensuite includes granite countertop, over sized stand-up glass shower, large soaker tub and dual sinks. Second bedroom also a 5-piece ensuite and walk-in closet. Two additional bedrooms share a full bathroom and convenient upper floor lau...

Bedroom 12.50 Ft x 11.67 Ft

Living room 28.00 Ft x 26.50 Ft

Bedroom 14.33 Ft x 13.67 Ft

Kitchen 10.00 Ft x 7.50 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Breakfast 12.50 Ft x 12.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 19.17 Ft x 16.50 Ft

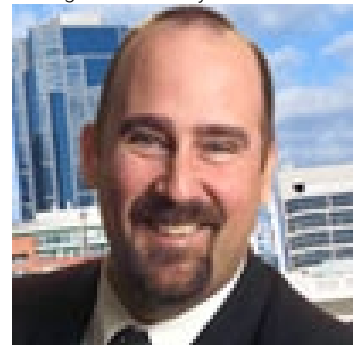
Bedroom 13.50 Ft x 13.50 Ft

Bedroom 15.67 Ft x 10.17 Ft

Bedroom 11.00 Ft x 10.17 Ft

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Listing Presented By:



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HOMECARE REALTY LTD.

**RE/MAX Realty Professionals**

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

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

Den 15.17 Ft x 13.50 Ft

Kitchen 17.50 Ft x 12.50 Ft

Living room 19.17 Ft x 18.50 Ft

Dining room 15.00 Ft x 12.17 Ft

Bonus Room 16.67 Ft x 13.00 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft