



## 51 Timberline Point Calgary Alberta

\$1,988,000

Welcome to your dream home in the heart of the cherished Springbank Hill community! This exquisite 4-bedroom, 2 full bath, and 2 half bath walkout bungalow offers 3,850 sqft of luxurious and inviting living space, all situated on a south-facing corner lot that backs onto the greenbelt. As you step inside, you'll be greeted by an abundance of natural light, enhancing the warm and elegant design of the home. The main floor boasts 10-foot ceilings and beautiful hardwood flooring throughout. A comfortable office, accessed through a charming barn door, provides the perfect space for work or study, complete with built-in storage and coffered ceilings. The open-concept gourmet kitchen is a chef's dream, featuring built-in Sub-Zero and Wolf appliances, a walk-through pantry leading to the mudroom, and easy access to the triple-car attached garage. The kitchen seamlessly flows into the inviting living area, where a gas fireplace with built-in storage and stunning beamed ceilings creates a perfect gathering spot for family and friends. From the dining area, step out onto your deck—perfect for hosting barbecues or enjoying a peaceful morning coffee. The upper deck is equipped with stone tile, a rollout sunshade, and a remote windscreen for your comfort. The primary suite is a serene haven featuring a luxurious ensuite with a barn door, curbless shower, heated towel bar, programmable heated floors, a soaker tub, dual vanities, and a spacious walk-in closet with built-in storage. Descend the custom-built spiral staircase, accented by an impressive floor-to-ceiling stone wall, to the lower level. Here, you'll find a stylish wet bar with open shelving and a Sub-Zero wine fridge, a large recreation room, a home gym, and a steam shower in the Jack and Jill bathroom. This level also features three additional bedrooms, an additional half bath, ample storage space, and in-slab heating. ...

Recreational, Games room 28.75 Ft x 10.33 Ft

Family room 18.50 Ft x 14.92 Ft

Furnace 13.92 Ft x 10.67 Ft

Bedroom 13.50 Ft x 12.83 Ft

Bedroom 13.50 Ft x 11.67 Ft

Bedroom 13.92 Ft x 9.50 Ft

Kitchen 18.25 Ft x 11.83 Ft

Dining room 13.92 Ft x 11.50 Ft

Living room 20.83 Ft x 15.00 Ft

Office 14.58 Ft x 10.92 Ft

Other 12.75 Ft x 8.00 Ft

Primary Bedroom 14.08 Ft x 13.00 Ft

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

Listing Presented By:



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

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

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

4pc Bathroom 8.00 Ft x 7.42 Ft

2pc Bathroom 5.58 Ft x 5.33 Ft

2pc Bathroom 5.50 Ft x 5.17 Ft

5pc Bathroom 13.83 Ft x 9.83 Ft