

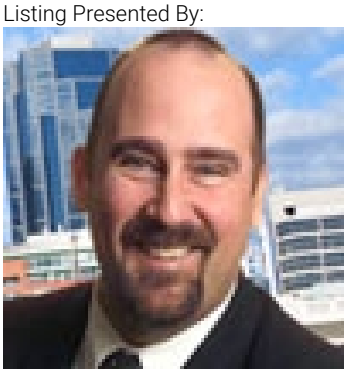
84 Timberline Way Calgary Alberta

$1,299,000

JUST LISTED! OPEN HOUSE SATURDAY AND SUNDAY FROM 2PM TO 4PM. Surrounded by walking paths, parks, and green space, this beautifully finished family home offers over 3,000 square feet of developed living space with three bedrooms, a versatile bonus room, a fully developed lower level, and an INCREDIBLE covered east-facing deck. Just minutes from Aspen Landing, excellent schools, and the outstanding amenities of Calgary's west side, this is the perfect place to call home for years to come. One of the standout features of the home is the covered east-facing deck just off the main living area. Complete with newly installed privacy screens, this outdoor living room is filled with morning sunshine and becomes a natural extension of the home. The professionally landscaped west-facing backyard features low-maintenance artificial turf, mature trees, perennial gardens, decorative rock, and plenty of space for children or pets to play. As you step through the front entry, soaring ceiling heights, expansive windows, and the bright open floor plan immediately make an impression. The living room features a contemporary gas fireplace with warm wood detailing, while the breakfast station with open wood shelving creates the perfect coffee and serving area. The kitchen is finished with a large quartz island, ceiling-height cabinetry, a walk-in pantry, and a premium appliance package. Just off the kitchen, the glass wine room is a beautiful addition, perfect for entertaining and showcasing your wine collection. Tucked away at the back of the home, the private west-facing office features built-ins and large windows overlooking the backyard, filling the space with afternoon sunshine. The primary suite enjoys spectacular ravine views that are beautiful in every season and includes a walk-in closet and a sleek black ensuite with dual vanities, an oversized shower, and a freestanding soak...

4pc Bathroom Measurements not available
Family room 23.08 Ft x 13.58 Ft
Dining room 15.00 Ft x 14.50 Ft
Office 10.92 Ft x 10.17 Ft
Kitchen 14.50 Ft x 14.42 Ft
Great room 15.50 Ft x 19.00 Ft
Bedroom 11.83 Ft x 10.83 Ft
Bedroom 12.33 Ft x 13.83 Ft
Bonus Room 14.33 Ft x 14.42 Ft
Primary Bedroom 13.92 Ft x 19.00 Ft
4pc Bathroom Measurements not available
5pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

http://www.thestarnesgroup.com/

RE/MAX Realty Professionals

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

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

2pc Bathroom Measurements not available

Laundry room 5.92 Ft x 10.83 Ft