

44 Timberline Way SW
Calgary, Alberta

MLS # A2206947



\$1,345,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,600 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Garage Door Opener, Heated Garage, Tandem		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Hot tub (as is)		

Welcome to your dream home in Timberline Estates of Springbank Hill! This stunning 3-bedroom beauty offers 3 levels of over 3,000 sq. ft. of thoughtfully designed space, packed with upgrades and modern conveniences. From the moment you step inside, you'll love the wide plank hardwood floors, soaring 9' ceilings, and stylish lighting. The cozy living room, complete with a statement fireplace, flows effortlessly onto the large front deck over the garage—perfect for morning coffee or evening unwinding. The kitchen is a chef's paradise, featuring a massive island, sleek built-in appliances, and plenty of storage. Right off the kitchen, you'll find a charming dining area with a built-in buffet and a bright, private office for all your work-from-home needs. Plus, there's a handy half bath on the main floor for guests! This home is built for convenience, and the private elevator is a game-changer. Whether you're bringing up groceries, hauling suitcases, or planning to stay in your home for years to come, this feature makes life that much easier. Upstairs, the bonus room has been transformed into a sleek second office with a glass wall—perfect for productivity or a stylish retreat. The spacious bedrooms, laundry room, and spa-like main bath make this floor functional and fabulous. The primary suite is a true escape, boasting 11' ceilings, private upper deck access, a custom walk-in closet, and a luxurious ensuite with a freestanding tub and oversized glass shower. Soft new carpeting adds an extra touch of comfort. The fully finished basement is ready for anything, with a fitness room, mudroom, and plenty of storage. The triple garage includes a 220 volt charger for your EV charging needs and a tandem stall that can double as a workshop. Outside, the no-maintenance backyard, complete with a hot tub and automatic sprinklers, makes

outdoor living a breeze. Additional features include energy-efficient solar panels, a water softener, and central air conditioning, ensuring year-round comfort and convenience. With easy access to the ring road, top-rated public and private schools, and fantastic shopping and dining at both Westhills Towne Centre and Aspen Landing, this home is as convenient as it is beautiful. If you're looking for comfort, style, and a place that just feels right—this is it!