

\$1,298,000 - 64 Timberline Way Sw, Calgary

MLS® #A2214447

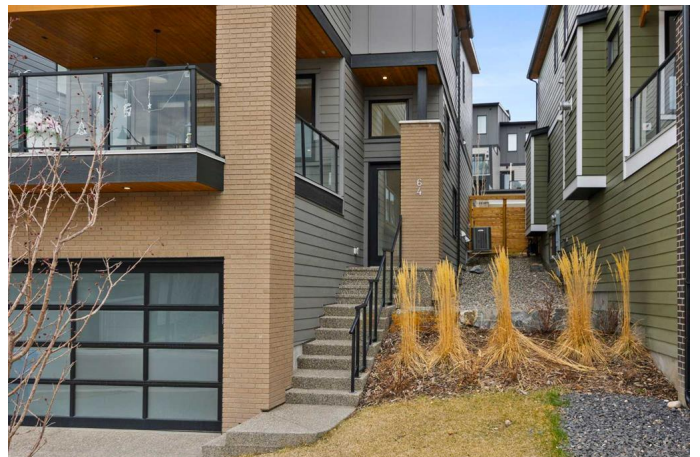
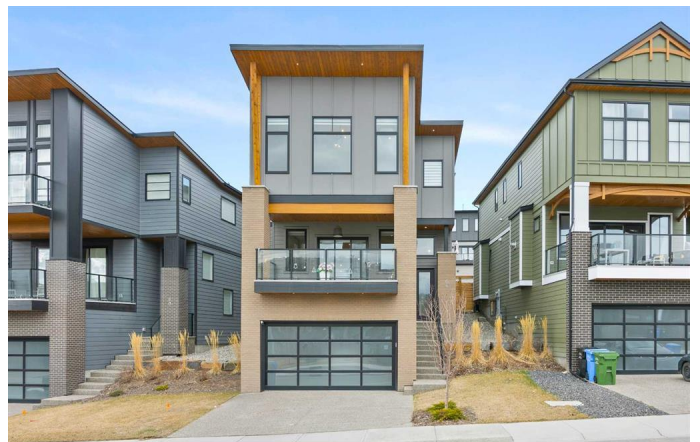
\$1,298,000

3 Bedroom, 4.00 Bathroom, 2,604 sqft

Residential on 0.09 Acres

Springbank Hill, Calgary, Alberta

Discover this exquisite TRUMAN-built home nestled in the prestigious Timberline Estates. Perched on a picturesque lot with breathtaking views of the eastern green space, this beautifully designed modern family home offers the feeling of a peaceful escape—just minutes from Aspen Landing Shopping Centre, Calgary Transit & LRT, top-tier schools, parks, scenic pathways, and with easy access to the mountains. The location truly can't be beat! With over 3,500 sq. ft. of thoughtfully designed living space, this three-bedroom home is move-in ready for your family. Step through the glass front door and be welcomed by soaring ceilings and upscale finishes. Engineered hardwood flooring and striking marble-style porcelain tile flow throughout. The open-concept main level features a gourmet chef's kitchen. Enjoy full-height cabinetry with soft-close doors and drawers, a massive island with an eating bar, sleek quartz countertops, a herringbone backsplash, modern black lighting and hardware, and a premium appliance package: stainless steel appliances including a gas stove, over-the-range microwave, and a refrigerator with water and ice dispenser. Additional highlights include under-cabinet lighting, a walk-in pantry, and a wine room that flows into a generous dining nook and a warm, inviting living room with a stylish wet bar and built-in wine fridge—perfect for entertaining or cozy family nights by the fireplace. A stylish west-facing office adds function and elegance.



Patio doors open to the sunny west backyardâ€”ideal for summer BBQs and evening relaxation. Upstairs, the luxurious primary suite spans the entire east wing of the home, showcasing spectacular valley views through oversized windows. Thereâ€™s ample room for a sitting area, and the elegant ensuite features a freestanding soaker tub, a frameless glass shower with porcelain tile, hexagon tile flooring, dual vanities with quartz counters and bold black fixtures, a private water closet, and a spacious walk-in closet. Two additional bedrooms offer large closets and share a stylish four-piece bathroom. A central loft area provides flexible space for a TV lounge, playroom, fitness zone, or creative studio. A well-appointed laundry room with built-in cabinetry and a utility sink completes the upper level. The fully finished lower level is designed for fun and functionality, featuring a movie room with a second wet bar and a four-piece bathroom. A mudroom with a built-in bench and hooks is conveniently located off the attached garage. This exceptional home blends sophisticated design with everyday comfortâ€”all in a location that offers nature at your doorstep and city convenience just minutes away. This is a home where every detail matters. Live beautifully. Live better.

Built in 2022

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2214447 |
| Price | \$1,298,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,604 |
| Acres | 0.09 |
| Year Built | 2022 |

| | |
|----------|-------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 64 Timberline Way Sw |
| Subdivision | Springbank Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H6C8 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Oversized, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Wet Bar, Smart Home, Tray Ceiling(s) |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Lighting |
| Lot Description | Back Yard, Landscaped, Level, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Brick, Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 23rd, 2025 |
| Days on Market | 7 |
| Zoning | R-G |

Listing Details

| | |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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