

# \$1,649,000 - 8 Timberline Gate Sw, Calgary

MLS® #A2209969

**\$1,649,000**

3 Bedroom, 3.00 Bathroom, 3,550 sqft

Residential on 0.23 Acres

Springbank Hill, Calgary, Alberta

**\*\*Open House April 26 1-3, April 27 2-4\*\*** Step inside this stunning executive home nestled in the distinguished Timberline Estates on Calgary's Westside, a serene neighbourhood known for its family-friendly vibe close to Calgary's Westside Private and Public Schools. This ALBI custom-built home is a haven for those who appreciate fine living, combining style with functionality.

The centrepiece of the home is a chef's kitchen, thoughtfully equipped for both everyday meals and large gatherings. It features a large granite island, Viking cooktop, and a spacious Sub-Zero fridge/freezer. Rich lacquered cabinets, a stylish glass backsplash, a farmhouse sink, and a smartly designed walk-through pantry enhance this gourmet space.

Spread over 3,500 square feet on its main and upper levels, this residence offers an open and airy floor plan. It includes three large bedrooms, each with its own luxurious bath. The great room, with its eye-catching stone-surround gas fireplace, forms the heart of the home, perfect for both relaxation and entertaining. Nearby, a breakfast nook surrounded by windows provides access to an expansive patio, blending indoor and outdoor living seamlessly.

The main floor includes a versatile room that can function as a den, office, or extra



bedroom, adding flexibility to the home's layout. Main Floor Bathroom is a full bathroom for Family or Guests staying on main floor. Upstairs, the master suite serves as a private retreat, featuring a large walk-through closet and a spa-like ensuite with heated marble floors, dual vanities, and a soaking tub.

Detailing throughout the home includes Jatoba (Brazilian Cherry) hardwood flooring and high-end custom window treatments, with additional natural light provided by transom windows above the doors. The home's energy efficiency is boosted by triple-glazed windows on the south side and high ceilings that contribute to the spacious feel—10 feet on the main level and 9 feet on both the upper and lower levels.

The unfinished basement offers a blank slate to add approximately 1,300 square feet of living space, customized to your needs with large windows and rough-in bathroom. The outdoor space is equally impressive, featuring a quarter-acre lot with a large, private backyard, new tree plantings for privacy, extensive stonework, and a sizeable patio area ideal for gatherings.

A large, heated double garage measuring 29'x29' provides ample space for vehicles and storage, emphasizing the home's practical luxury. Located near top-rated schools, shopping centres, fine dining, and recreational facilities like the Westside Recreation Centre, this home offers both luxury and convenience in one of Calgary's most sought-after neighbourhoods. Quick access to Stoney for easy access to Airport or Mountains! Book your showing today.

Built in 2012

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209969    |
| Price          | \$1,649,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 3,550       |
| Acres          | 0.23        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8 Timberline Gate Sw |
| Subdivision | Springbank Hill      |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P 1J2              |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Recessed Lighting |
| Appliances        | Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                 |
| Cooling           | None                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                       |
| Fireplaces        | Family Room, Gas, Stone, Mantle                                                                                                         |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                        |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None                                         |
| Lot Description   | Back Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Composite Siding, Stone, Wood Frame          |
| Foundation        | Poured Concrete                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 23               |
| Zoning         | R-G              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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