

# \$2,794,900 - 25 Timberline Court Sw, Calgary

MLS® #A2206150

**\$2,794,900**

6 Bedroom, 5.00 Bathroom, 4,180 sqft  
Residential on 0.21 Acres

Springbank Hill, Calgary, Alberta

Nestled in the highly sought-after Timberline Estates, this exceptional TRUMAN home offers an unrivalled combination of luxury, location, and livability. Ideally located just minutes from the Aspen Landing Shopping Centre, Calgary Transit, the LRT, world-class schools, parks, and scenic pathways, this home also provides easy access to the majestic mountains. The location truly can't be beat! Upon entering, you're welcomed into a bright, open layout that is both functional and inviting. The Chef's Kitchen is a masterpiece, featuring full-height custom cabinetry, a gas range, wall oven, and panelled fridge. The expansive island with quartz countertops provides both a practical workspace and a striking focal point, while under-cabinet lighting adds a touch of elegance. This space seamlessly flows into the Living Room, where floor-to-ceiling windows and an open-to-above ceiling create an airy, light-filled atmosphere. A stunning fireplace detailing adds a sense of grandeur, perfect for cozy family nights or entertaining guests. The large Dining area offers ample space for hosting gatherings and provides serene views of the ravine. Off the Dining Room, step out onto a spacious partially covered Deck complete with an outdoor fireplace, creating the perfect setting for al fresco dining or relaxing while overlooking the ravine—an ideal backdrop for enjoying quiet evenings or entertaining friends and family. The main floor also features a quiet Den, a walk-through



Pantry with additional built-ins for organization, a 2-piece Bathroom, and a Mudroom with bench seating, providing excellent storage and access to the Triple Garage. An Elevator provides convenient access to all levels. Upstairs, the Owner's retreat is a true sanctuary, with tray ceilings, a luxurious 5-piece Ensuite complete with a freestanding soaker tub, a tiled shower with bench, dual vanities with a make-up desk, and a separate water closet. The walk-in closet is perfectly designed with his and hers wardrobe spaces, leading through to the upper floor Laundry Room featuring built-in cabinetry and a convenient sink. Three additional Bedrooms, all with walk-in closets and tray ceilings, share two well-appointed Bathrooms.. The Walk-Out lower level is an entertainer's dream, featuring a spacious recreation room with a Wet Bar and beverage fridge, opening to an Exercise Room. An additional Bedroom and a 3-piece Bathroom with a stylish tiled shower complete the lower level, making this space ideal for guests or family. Additional features of this stunning home include painted ceilings, high ceilings, tray ceiling detailing with wood inlay in the primary bedroom, wood ceiling detailing in the kitchen and ensuite, and designer lighting throughout. Enjoy the outdoors on the large deck with an outdoor fireplace, or unwind on the lower-level patio backing onto the ravine. This is more than just a home—it's an opportunity to live better in a space that offers unmatched luxury, comfort, and style!

Built in 2023

### **Essential Information**

MLS® #	A2206150
Price	\$2,794,900
Bedrooms	6

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,180
Acres	0.21
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	25 Timberline Court Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6C8

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	See Remarks
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Washer/Dryer, See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Other
-------------------	-------

Lot Description	Backs on to Park/Green Space, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	7
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ© System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ© System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ©, Multiple Listing ServiceÂ© and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.