$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 homeâ€™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 homeâ€™s energy efficiency is boosted by triple-glazed windows on the south side and high ceilings that contribute to the spacious feelâ€”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	20
Zoning	R-G

Listing Details

Listing Office	Real Broker

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