

\$2,599,000 - 7 Timberline Gate Sw, Calgary

MLS® #A2204488

\$2,599,000

6 Bedroom, 5.00 Bathroom, 4,082 sqft

Residential on 0.23 Acres

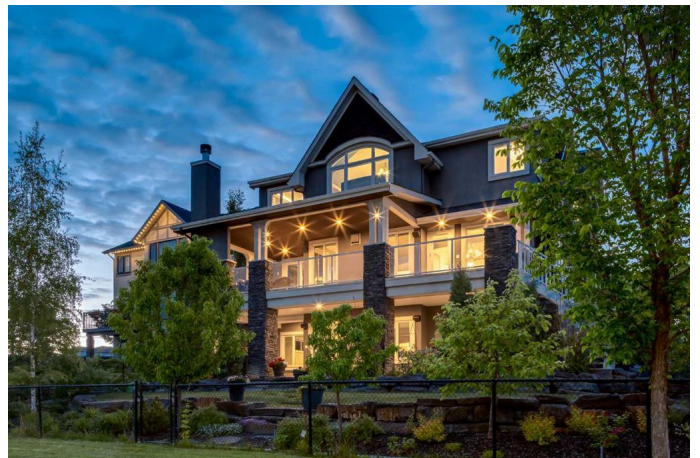
Springbank Hill, Calgary, Alberta

Please join us on FRIDAY EVENING for a DUSK OPEN HOUSE from 7PM TO 9PM.

Sparkling beverages will be served.

INCREDIBLE NEW PRICE for this OVER-THE-TOP CUSTOM HOME.

Experience the epitome of luxury living in this stunning 5-6 bedroom family residence located in the prestigious SW community of Springbank Hill. The location is outstanding backing onto a park with a playground and pathway system. The professionally landscaped yard features extensive Rundle rock gardens, flowering trees, magical vines growing up the fence-line and gigantic columnar Aspen trees. The sunny South deck is partially covered and boasts a wood-burning fireplace and expands across the entire South side of this beautiful home. Spanning nearly 6000 square feet of exquisitely curated designer space, this luxury home offers four bedrooms on the second level, a gourmet kitchen with top end appliances and finishes including a Wolf gas range, Sub Zero refrigerators, and leathered quartzite countertops. Start mornings off right in the butler's pantry featuring a built-in Miele espresso maker and the wine fridge makes entertaining friends and family a breeze. Enjoy sophisticated details like rich Acacia Walnut hardwood flooring, custom wainscoting, coffered and barrel-vaulted ceilings and two separate show stopping rooms meticulously designed by award-winning designer Paul Lavoie. This homes elevated custom build



quality is evident from the millwork detailing to the incredible window designs to the unique polished nickel fixtures and hardware to the oval center stair feature to the solid core doors with Entek Crystal hardware. The primary suite boasts vaulted ceilings, a private seating area/dressing room, and a luxurious ensuite with heated porcelain floors, a large soaker tub, and double vanities adorned with stylish gray marble styled counters. Indulge in the lower-level walkout amenities that features a climate-controlled wine room next to the cutting-edge wet bar and a large, dedicated steam sauna room. Additional spaces to be found on the lower level include an additional bedroom, games room, and family media room. Fabulous upgrades you donâ€™t want to miss include Hunter Douglas motorized blinds, Smart home integration, and an in-floor radiant heated three-car garage. This is more than a home; it's a sanctuary of elegance and comfort. This superb family home can be found just minutes away from Calgaryâ€™s top private schools, numerous trendy restaurants, and an abundance of shopping and day to day amenities that make life as convenient as possible!

Built in 2013

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2204488 |
| Price | \$2,599,000 |
| Bedrooms | 6 |
| Bathrooms | 5.00 |
| Full Baths | 5 |
| Square Footage | 4,082 |
| Acres | 0.23 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |

| | |
|--------|----------|
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 7 Timberline Gate Sw |
| Subdivision | Springbank Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 0W3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 7 |
| Parking | Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound, Crown Molding, French Door, Sauna, Tray Ceiling(s) |
| Appliances | Central Air Conditioner, Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Basement, Electric, Living Room, Mantle, Tile, Gas Starter, Masonry, Mixed, Outside |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Garden, Lighting, Other, Private Yard |
| Lot Description | Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Backs on to Park/Green Space, Views |
| Roof | Asphalt |

| | |
|--------------|--|
| Construction | Mixed, Stone, Stucco, Wood Frame, Shingle Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 40 |
| Zoning | R-G |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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