




COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

84 TIMBERLINE WAY SW | CALGARY, ALBERTA, CANADA
COMMUNITY OF SPRINGBANK HILL



MODERN ARCHITECTURAL DESIGN

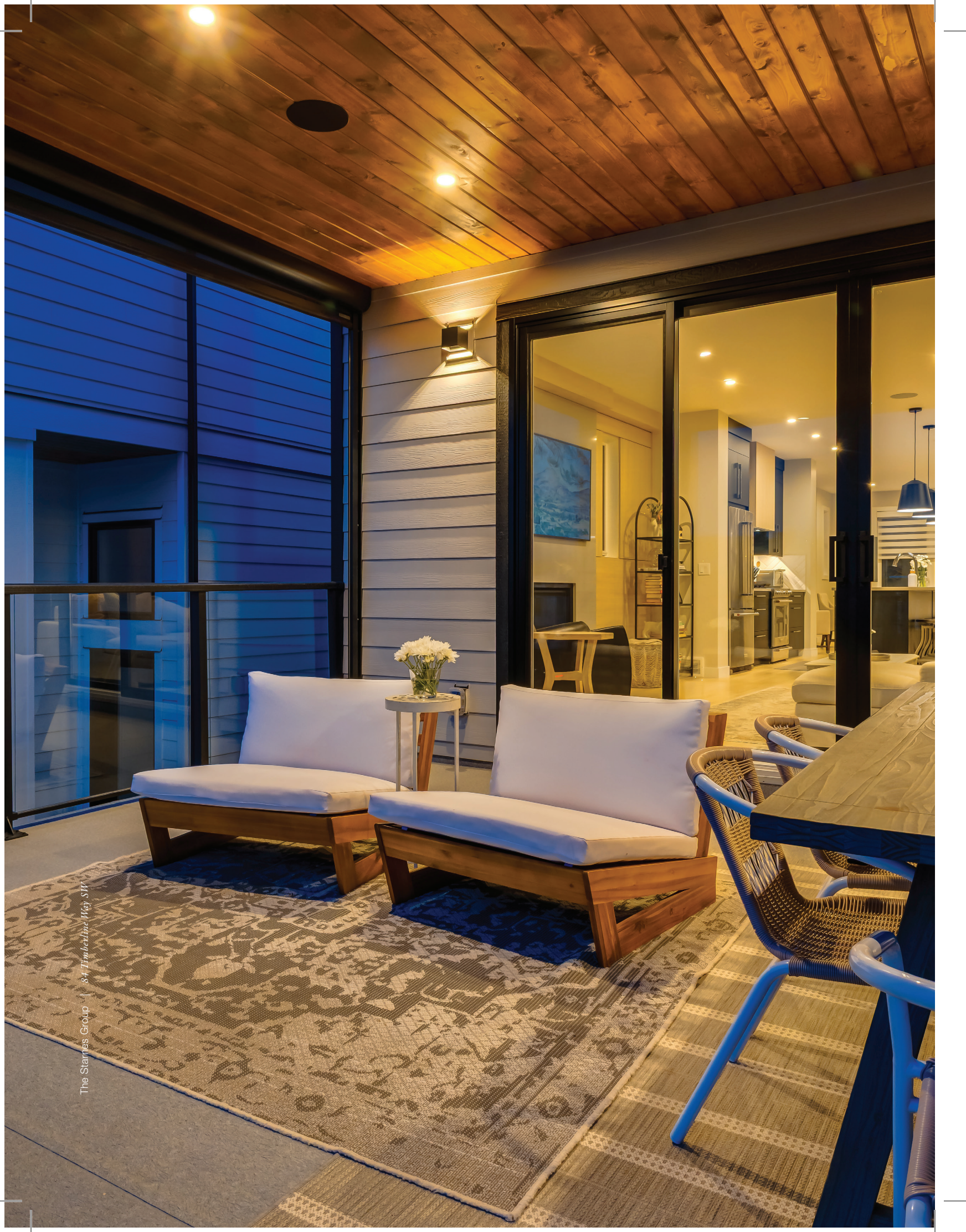
This contemporary home blends timeless architecture with warm natural materials, creating a home that is equally welcoming and refined. Rich brick detailing, cedar-lined soffits, expansive windows, and sleek glass railings define the exterior, while the covered front entry welcomes you inside.

The covered east-facing deck extends the main living area outdoors, overlooking the ravine and creating a peaceful place to enjoy from morning until evening.

















FABULOUS LOCATION

Located in Springbank Hill, this home is surrounded by walking paths, parks, excellent schools, and everyday amenities. The fully fenced backyard has been professionally landscaped with maintenance-free artificial turf, decorative rock, mature trees, and contemporary wood fencing, creating a private outdoor space that is easy to enjoy throughout the year. Just minutes from Aspen Landing, Westside Recreation Centre, and Calgary's west side amenities, everything you need is close to home.















YOU HAVE ARRIVED

Step inside and you are welcomed by soaring ceilings, oversized windows, and a bright open floor plan that immediately feels spacious and inviting. Porcelain tile flooring carries through the foyer before transitioning to wide-plank hardwood flooring that flows throughout the main living areas.





*From the moment you enter, each
space flows effortlessly into the next.*



A DESIGNER CHEF'S KITCHEN

The kitchen is both functional and timeless, featuring full-height black cabinetry, quartz countertops, a large centre island, designer lighting, and a classic herringbone backsplash. A spacious walk-in pantry and abundant storage keep everything organized, while the open layout connects effortlessly to both the dining area and great room.



*It is a space where meals are shared and
conversations linger long after dinner.*











WINE CELLAR

Just off the kitchen, the glass-enclosed wine room is a welcome addition to the main floor. Custom wine storage and display shelving provide the perfect place to showcase your collection while keeping your favourite bottles close at hand for family dinners or entertaining.







DINING ABODE

Positioned between the kitchen and living room, the dining area easily accommodates everything from casual breakfasts to holiday celebrations. Large west-facing windows fill the room with afternoon and evening light, creating an inviting setting throughout the day.





*From everyday meals to holiday
celebrations, it is a space where
lasting memories are made.*





GORGEOUS LIVING ROOM

The living room feels connected to the surrounding spaces, making it easy to relax while remaining part of every conversation. Rich wood detailing surrounds the contemporary gas fireplace, while the custom coffee station with open shelving, built-in cabinetry, and a bar sink adds everyday convenience. Oversized sliding doors open onto the covered east-facing deck, making indoor and outdoor living feel effortless.









MAIN FLOOR AUXILIARY SPACES

Just off the main living area, the west-facing office overlooks the backyard and features custom built-in cabinetry with two workstations. Bright and functional, it is a versatile space that is well suited for working from home, studying, or simply keeping everyday life organized. The nearby powder room completes the main floor.









PRIMARY BEDROOM

Positioned at the opposite end of the upper level, the primary suite offers a quiet retreat away from the children's bedrooms. Overlooking the surrounding the beautiful ravine, the views can be enjoyed throughout every season from both the bedroom and the private balcony. Complete with a generous walk-in closet featuring custom built-ins and a spacious modern ensuite.







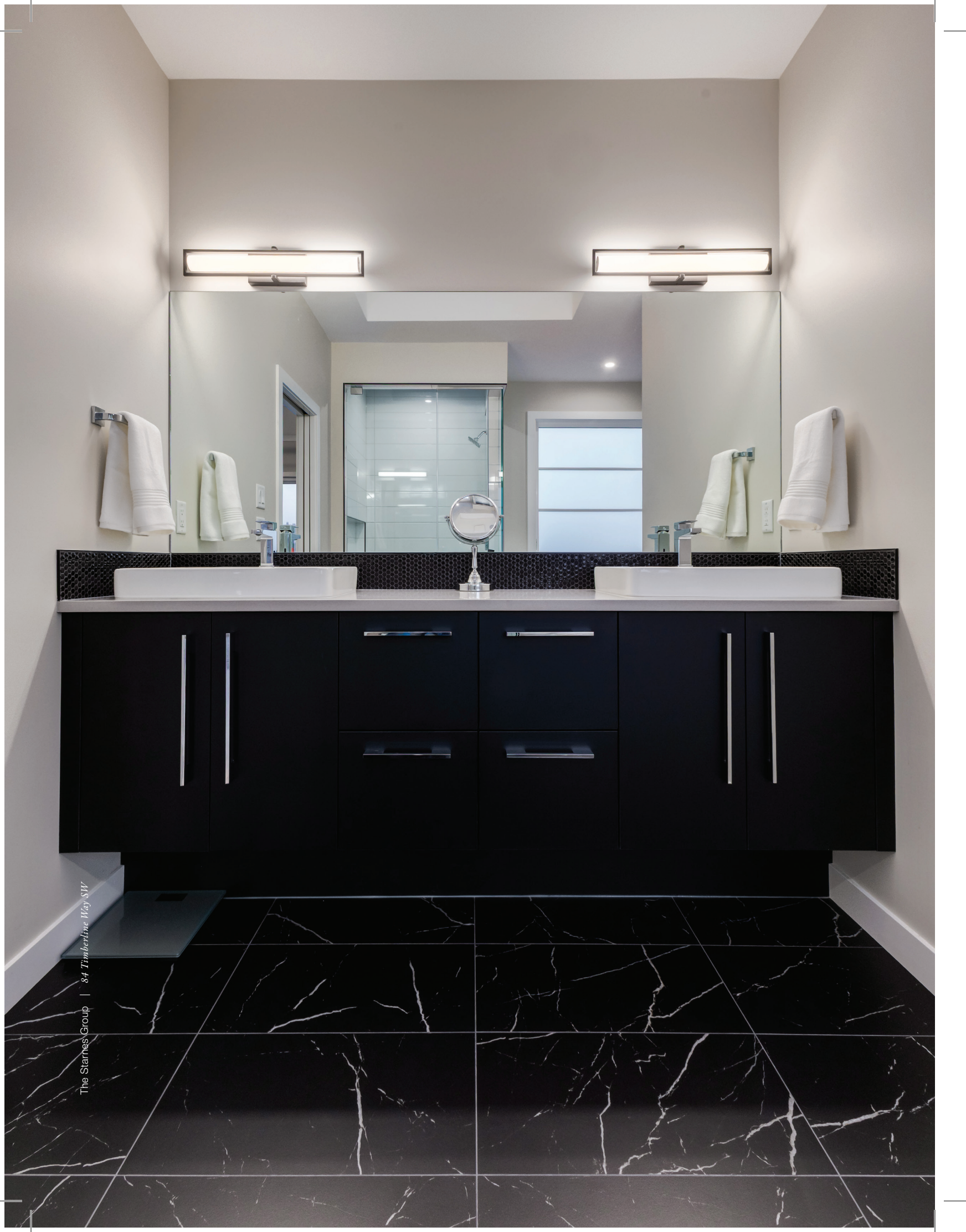


LUXURIOUS ENSUITE

Finished in timeless black and white tones, the ensuite features dual vanities, a freestanding soaker tub, an oversized glass shower, and extensive cabinetry. Bright and functional, every detail has been carefully considered to create a space that is practical and comfortable.











UPPER CHILDREN'S QUARTERS

Two spacious secondary bedrooms offer comfortable accommodations for children, guests, or a growing family. Filled with natural light and located just steps from the full four-piece bathroom, these rooms offer flexibility for years to come.









BONUS ROOM & UPPER LAUNDRY

Located just off the secondary bedrooms, the spacious bonus room is currently set up as a home fitness studio but can easily adapt to suit your lifestyle. Whether used as a media room, playroom, or secondary office, it offers flexibility for years to come. Just down the hall, the upper-floor laundry room features built-in cabinetry, a utility sink, and additional storage.





BONUS ROOM & UPPER LAUNDRY

The fully developed lower level provides even more living space with a spacious recreation room, wet bar, and full bathroom. Whether it is movie nights, watching the game, or hosting guests, this level offers flexible living space for relaxing, entertaining, or spending time together.



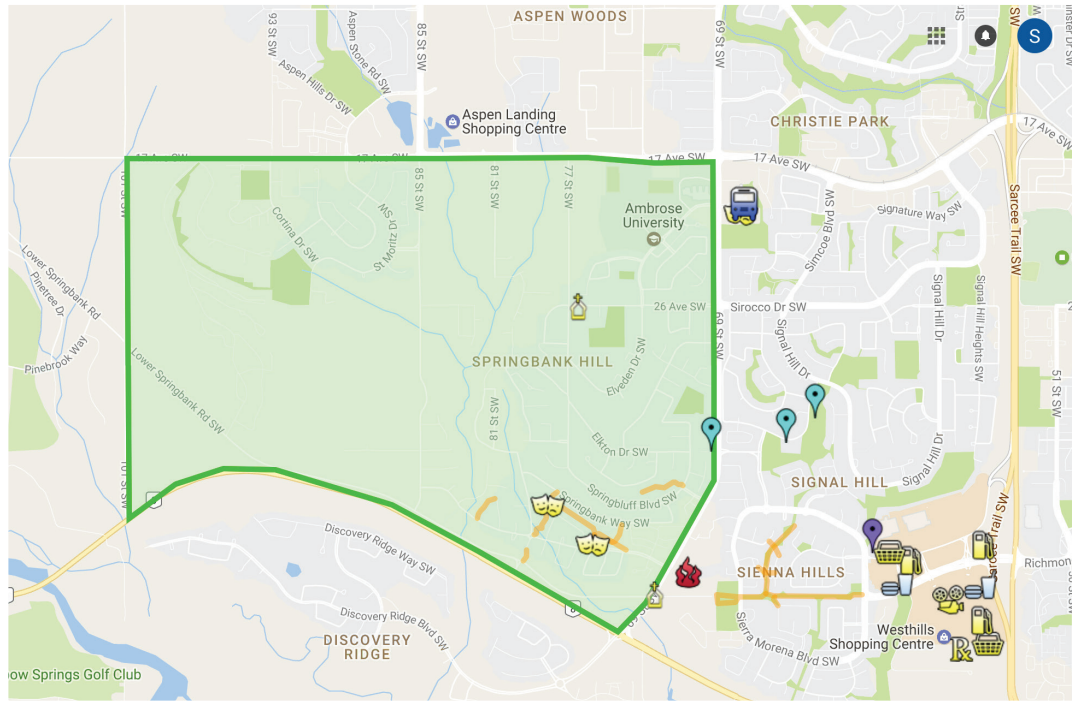




The heated double garage is equally impressive, offering extensive built-in storage for bikes, tires, and seasonal gear, with generous ceiling height that can accommodate a vehicle lift if desired.







THE EXCEPTIONAL FAMILY COMMUNITY OF SPRINGBANK HILL IN SOUTHWEST CALGARY

Springbank Hill is a large and diverse community in the SW quadrant of Calgary bounded to the north by 17th Avenue, to the south by Glenmore Trail, to the east by 69th Street SW and to the West by 93rd Street SW. It is a part of the larger area in Southwest Calgary known as the 'West Side' or 'West Hills'. Springbank Hill as a neighborhood contains several subdivisions including Springborough, Summit of Montreux, Springbank Hill, Fortress, Anatapi, Mystic Ridge and Spring Valley estates. Springbank Hill was established in 1999, on land annexed to the City of Calgary in 1994.

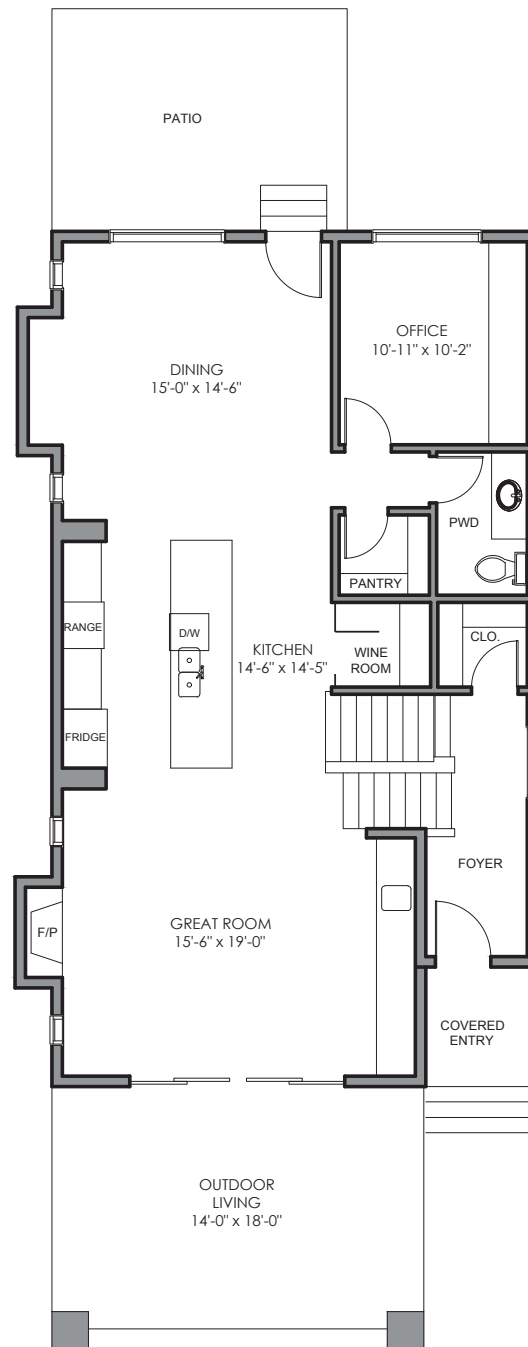
Springbank Hill is centrally and conveniently located just a five-minute drive from the c-train station as well as to shopping areas including Aspen Landing, West Hills Shopping Centre, Strathcona Shopping Centre and the shops of West 85th. Westside Recreation Centre (a leisure lifestyle center for the whole family) is close by as are many of the best private and public schools in the city.

The quick access out to the highway for trips to Banff, Nakiska and Lake Louise make for a lovely drive. Shopping, schools and world-class amenities are so close at hand that you don't need to go far from this exclusive quiet enclave to get what you want and need.





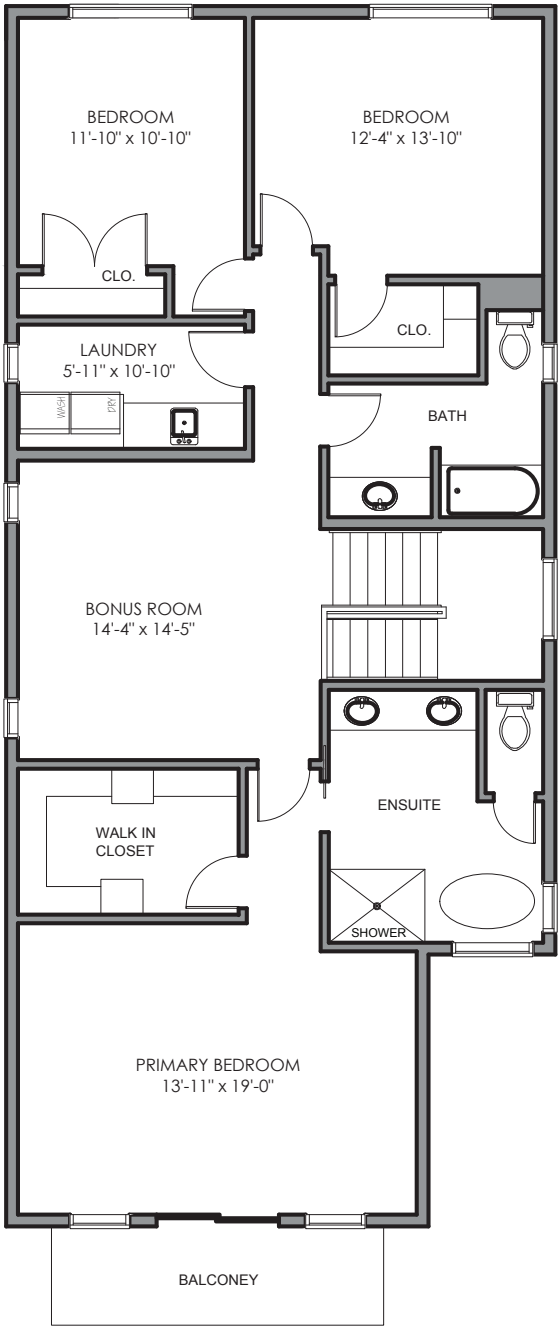




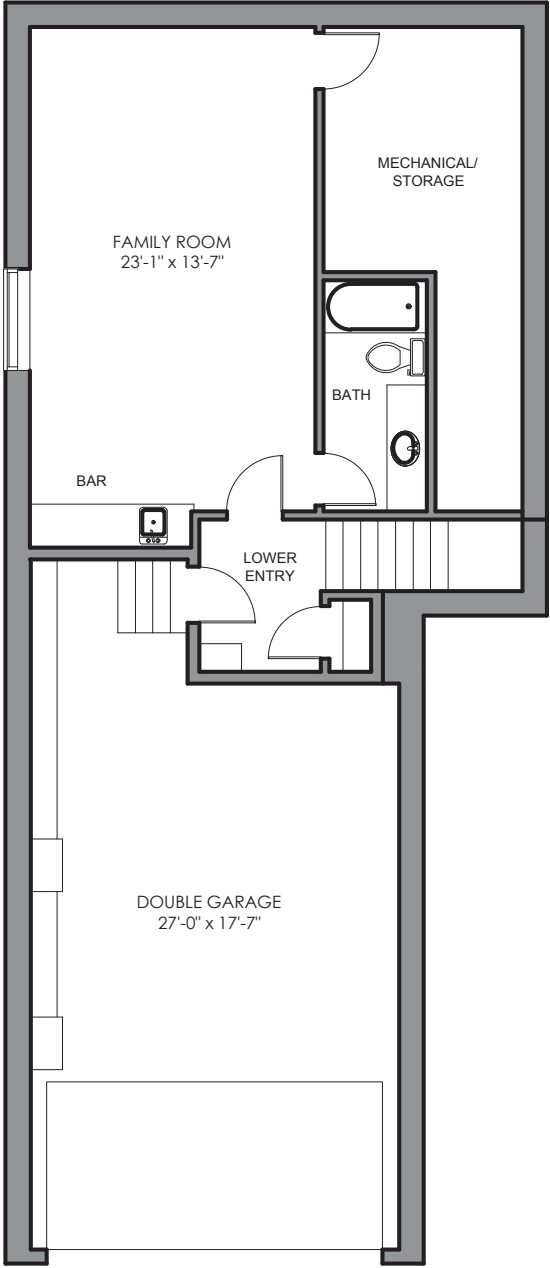
MAIN LEVEL

<i>Main Floor Space:</i>	<i>1,181.27 square feet</i>
<i>Upper-Level Floor Space:</i>	<i>1,445.5 square feet</i>
<i>Lower-Level Floor Space:</i>	<i>646.52 square feet</i>
<i>Total Developed Floor Space:</i>	<i>3,273.29 square feet</i>
<i>Garage Area:</i>	<i>531.57 square feet</i>
<i>Deck Area:</i>	<i>243.45 square feet</i>

UPPER LEVEL



LOWER LEVEL



E&O INSURED

DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED AND INSURED BY SQUARE ONE MEASURE USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT THE APPROVAL OF SQUARE ONE MEASURE. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: WWW.RECA.CA



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