

\$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

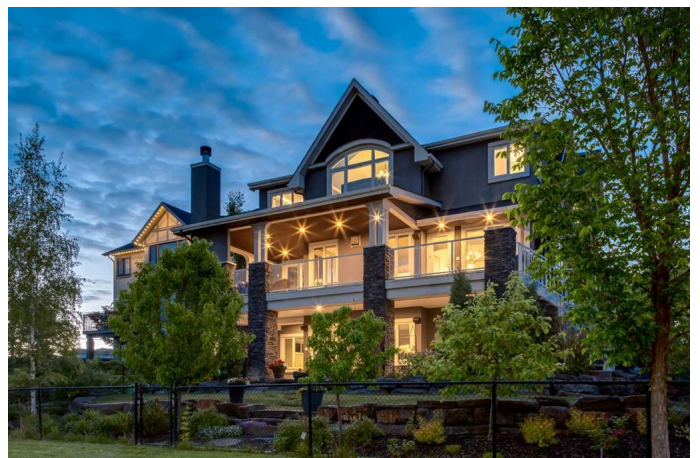
Springbank Hill, Calgary, Alberta

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 don'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 Calgary'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	41
Zoning	R-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.