

\$2,495,000 - 115 Timberstone Court, Rural Rocky View County

MLS® #A2225870

\$2,495,000

4 Bedroom, 4.00 Bathroom, 2,741 sqft
Residential on 2.00 Acres

Springbank, Rural Rocky View County, Alberta

Welcome to 115 Timberstone Court â€” a Taradar-built walkout bungalow offering over 2,700 sq ft on the main level PLUS a 1,652 SF Attached Dream Garage! This home is perfectly positioned on a spectacular landscaped 2 acre lot in Central Springbank with expansive mountain views. This is a rare opportunity to own in an exclusive cul-de-sac where every home was custom-built by Taradar Fine Homes.

Crafted with meticulous attention to detail, this exceptional home combines timeless craftsmanship with top-tier finishings throughout. The heart of the home is a chefâ€™s kitchen designed to impressâ€”featuring a Sub-Zero fridge, Miele appliances, a 6-burner Thermador gas range, double ovens, custom cabinetry, and a large granite-topped island. A butlerâ€™s pantry adds function and storage, while the spacious laundry/mudroom is equipped with built-in lockers for practical everyday living. The main floor living space is anchored by a majestic washed stone fireplace and opens onto a covered wrap-around deckâ€”ideal for relaxing, entertaining, and taking in the peaceful, private setting. The private main-floor primary suite is a true retreat, offering a spa-inspired ensuite with a soaking tub, oversized glass steam shower, double vanities, and a generous walk-in closet.



A stately main floor office/den is finished with custom woodwork and built-ins—perfect for working from home in style.

The lower level is designed for comfort and versatility, featuring three additional bedrooms—one equipped with a convenient Murphy bed—alongside two full bathrooms. A spacious family room with a wet bar, dishwasher and full-sized refrigerator offers the perfect setting for gatherings and relaxation. A second stunning washed stone fireplace adds warmth and character, while a professionally designed theatre room with a Da-Lite screen completes the space—ideal for movie nights and entertaining. Step outside to enjoy the quiet setting, mature trees, and western sun exposure.

A covered lower patio offers a sheltered retreat and walkout access to the beautifully maintained grounds. This home is equipped with a premium HVAC system, including hydronic in-floor heating in both the basement and garage. Two new boilers (2022) provide efficient heat delivery, and a new AC system (2021) ensures year-round comfort. A 20kW standby generator is also included, offering peace of mind and uninterrupted power during outages. The MASSIVE heated four-bay garage is built to impress, featuring a car lift, heated polyaspartic flooring, and a dedicated tractor bay for added utility. A circular driveway provides a grand approach and ample space for guests. A home of this calibre, in this setting, is rarely available. Enjoy the tranquility of acreage living with spectacular mountain views, blended with the urban conveniences of being less than 10 mins to shopping and dining, 5 mins to the ring-road, and within 10 mins of some of Alberta's most sought after private and public schools.

Built in 2005

Essential Information

MLS® #	A2225870
Price	\$2,495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,741
Acres	2.00
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	115 Timberstone Court
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3M6

Amenities

Parking Spaces	10
Parking	Heated Garage, Insulated, Oversized, Quad or More Attached, Driveway
# of Garages	5

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Bookcases
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Boiler, In Floor, Natural Gas, See Remarks, Fan Coil
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Treed, Views, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2025
Days on Market	7
Zoning	R-CRD

Listing Details

Listing Office	eXp Realty
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