

108 Posthill Drive SW
Calgary, Alberta

MLS # A2233196



\$3,500,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,009 sq.ft.	Age:	2009 (16 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	220 Volt Wiring, Aggregate, Driveway, Front Drive, Garage Door Opener, Gar		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Environm		

Heating:	Boiler, In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 170
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Smart Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	Total of 3 Bar Fridges, 2 Dishwashers, 8 TVs and All Electronics, Alarm System and Key Pads and Cameras.		

OPEN HOUSE SUN JUN 22nd 2:00-4:00 pm [*Virtual Tour] WELCOME HOME to the Sought After Neighborhood of POSTHILL!! This .27 Acre Walkout is true CUSTOM SMART HOME. Perfectly Designed with You in Mind this Executive Home has 6 Bedrooms + 5 1/2 Baths, 2 ACs, & Control 4 for Lights, Music, HVAC, Alarm and TVs. Featuring Beautiful Outdoors w/ Wrap Around Decks on the Upper and Lower Floors, a Gazebo to Maximize your Entertaining Space plus a Private Deck off the Primary Bedroom to enjoy those Summer Evenings. Inside, the Natural Light streams through Wall to Wall Windows highlighting the Open Floor Plan w/ 10 foot ceilings w/ Custom Built-ins + Warm Wide Plank Hardwood Floors and Transoms. The Flex Room with French Doors is Perfect for a Dining Room or an Office which Flows perfectly into the Great Room featuring 1 of 4 Gas Fireplaces, a Nook Large enough for 20. Be the Envy of Your Family and Friends with this Gourmet Kitchen with MASSIVE Island, Custom Cabinets, Desk, Top Upper Cabinets with Glass Inserts, a 36" Sub Zero Fridge, 36" Sub Zero Freezer, a Wolf 6 Burner Cooktop, Wolf Double Ovens + Built-in Microwave, Built-in Bosch Coffee Machine, Built-in Bosch Dishwasher, a Bar Fridge, Faber Hood Fan, a Double Sink + a Vegetable Sink + 2 Garburators, Filtered Water Tap and a Pot Filler. That's Not All… You will LOVE the MASSIVE Pantry w/ Built-ins and Custom Cabinets + MASSIVE Mudroom with Custom Lockers and Shoe Storage will make every day living a Dream. Float Upstairs to Your LARGE BONUS ROOM with a Gas Fireplace, 5.1 Surround System, French Doors, Wet Bar w/ Microwave and Bar Fridge, 3 Work Stations and 2 Window Seats to Enjoy the view of the Environmental Reserve and plenty of Built-in Cabinetry. Primary Suite is a Haven of Serenity w/ a Stunning

West Facing Deck, Sitting Area with Gas Fireplace and Built-ins Luxurious Ensuite w/ Heated Floors, Double Sinks, Make up Station, Custom Cabinetry, JettedTub and Custom Steam Shower with 6 Showerheads , Bench and a Linen Closet and flows into your Custom Walk-in Closet and the Laundry Room with a Double Sink. 3 More Generous Bedrooms with Ensembles w/Heated Floors and Linen Closet + Walk-in Closets complete this floor. Your Walkout Level is a Dream with a 10 ft Bar with a Microwave, Dishwasher and Bar Fridge and a Double Sink with 3 TVs to watch 3 Games at once. Also Hosts a Pool Table, a Ping Pong Table and a TV area w/ Built-ins, 5.1 Surround and the 4th Fireplace. Plus 2 More Bedrooms and a 4 pc Bath. Step Outside to your Fully Landscaped Yard with Canmore Rundle Rock Retaining Walls, Fully Landscaped with Lawn, Trees and Shrubs + Underground Sprinklers. Additional Features are: 2 AC units, Speakers Inside and out including the Garage. You will LOVE your Attached, Fully Finished, 4 Car Garage with Infloor Heating, EV Charger, Built-in Shelves, Golf Club Storage and a Work Bench. THIS IS A MUST SEE! Close to Rundle, Webber, Calgary Academy, Aspen Landing, Downtown & Stoney Trail. Stay Tuned for the Video!