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108 Posthill Drive SW  
Calgary, Alberta

MLS # A2233196



**\$3,500,000**

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

**Heating:** Boiler, In Floor, Fireplace(s), Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full, Walk-Out To Grade

**Exterior:** Concrete, Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 170

**LLD:** -

**Zoning:** R-G

**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:** Totally of: 2 x AC units, 3 x Bar Fridges, 3 x Microwaves, 2 x Dishwashers, 2 x Garburators, 3 x Filtered Water Taps, 8 x TVs and All Electronics, Alarm System and Key Pads and Cameras and Speakers

| Video and 3D Tour | WELCOME HOME to the Sought After Neighborhood of POSTHILL! This .27 Acre Walkout is true CUSTOM HOME with Custom iMillwork, Site Finished Hardwood Floors + Etched Glass Transoms over Solid Doors. This Executive Home has 6 Beds + 5 1/2 Baths, 2 ACs, & Smart Home - Control 4 for Lights, Music, HVAC, Alarm & TVs. Inside, the Natural Light highlights the Open Floor Plan w/ 10 foot ceilings w/ Custom Built-ins + Warm Wide Plank Hardwood Floors & Transoms. The Flex Room w/French Doors is Perfect for a Dining Room or an Office which Flows perfectly into the Great Room featuring 1 of 4 Gas Fireplaces & Nook Large enough for 20. Be the Envy of Your Family and Friends with this Gourmet Kitchen w/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&hellip; 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, Bar Fridge + Filtered Water Tap, 3 Work Stations + 2 Window Seats to Enjoy the view of the Environmental Reserve & plenty of Built-in Cabinetry. Primary Suite is a Haven of Serenity w/ a Stunning West Facing Deck, Sitting Area w/Gas Fireplace & Built-ins Luxurious Ensuite w/ Heated Floors, Double Sinks, Make up Station, Custom Cabinetry, Jetted Tub & Custom Steam Shower w/ 6 Showerheads, Bench + a Linen

Closet and flows into your Custom Walk-in Closet + the Laundry Room w/ a Double Sink. 3 More Generous Bedrooms w/ 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, Bar Fridge, Double Sink, Filtered Water Tap w/ 3 TV's for your enjoyment. Also Hosts a Pool Table, a Ping Pong Table and a w/ Built-ins, 5.1 Surround, TV and the 4th Fireplace. Plus 2 More Bedrooms and a 4 pc Bath. 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. Step Outside + Your Fully Landscaped Yard w/ Rundle Rock Retaining Walls, Lawn, Trees and Shrubs + Underground Sprinklers. Additional Features are: 2 AC units (2024),, Speakers Inside and out including the 4 Car Garage which you LOVE! It is Attached, Fully Finished, w/ 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 for easy Access to the Mountains! WELCOME HOME!