



GRASSROOTS
REALTY GROUP

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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, Garage		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Environmental		

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 Millwork, Site Finished Hardwood Floors, Custom Built-ins everywhere, Wide Plank Site Finished Quarter Sawn Hardwood Floors, + Transoms w/ Etched Glass 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 Features a 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… 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/ Ensuites w/Heated Floors & Linen Closets + Walk-in Closets. 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, 4th 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 Private Yard w/ Rundle Rock Retaining Walls, Lawn, Trees & Shrubs + Underground Sprinklers. Additional Features are: 2 AC units (2024), Speakers Inside & out including the 4 Car Garage which you LOVE! Fully Finished, w/ Epoxy Floors, Infloor Heating, EV Charger, Built-in Shelves, Golf Club Storage & 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!