



**GRASSROOTS**  
REALTY GROUP

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**62 Posthill Drive SW**  
**Calgary, Alberta**

**MLS # A2298733**



**\$2,280,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,420 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple		
<b>Lot Size:</b>	0.41 Acre		
<b>Lot Feat:</b>	Back Yard, Conservation, Many Trees, Native Plants, Secluded, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 190
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Security System, Refrigerator in Butler's Pantry, Refrigerator in Basement, Portable gazebo

This stunning 4767 sqft 4 bed/3.5 bath luxury home, w/oversized triple garage, on 0.41 acres (one of the largest lots) on exclusive Posthill Dr, exudes classic craftsmanship with exceptional finishings. Upon entering, you'll appreciate the soaring 10' ceilings, beautiful hardwood flooring, and wall of windows bathing the area with light. The elegant living/dining spaces share a stunning stone faced double sided gas fireplace, each with a wood mantle that cleverly defines each space, & have sweeping views over the private backyard oasis, ideal for hosting large gatherings. The gourmet kitchen is an entertainer's dream, featuring an oversized island w/clever storage built into either end, quartz counters, gorgeous Jatoba custom cabinetry, 6 burner Viking gas range, Thermador wall oven, Miele dishwasher, & Frigidare Gallery refrigerator. The butlers pantry off the kitchen features additional quartz countertops & sink, matching cabinetry & built in storage for all your entertaining needs. The mudroom features a large walk in closet w/custom built ins to help organize those hectic arrivals home with the kids. A generous office & large powder room complete the main floor. The bright upper floor features central AC, 9' ceilings, and in the open area, a custom built in bookcase w/seating & homework area just outside the secondary bedrooms. The generous primary suite features a wall of windows flooding the room with light, a cozy sitting area w/gas fireplace, faced with custom millwork, ideal for unwinding at the end of the day. The large walk in closet features custom built in shelving & drawers. The luxurious 5 pc ensuite features a large glass steam shower, freestanding soaker tub, his & hers vanities and in floor heat for those chilly mornings. The two large secondary bedrooms each feature several windows & walk in closets w/custom built ins. The huge upper shared bath has individual

personal vanity areas, custom built in shelving w/cabinetry, private tub & shower room plus separate water closet, perfect for kids of any age. The fully finished lower level features a large recreation area, dry bar w/full sized fridge, gas fireplace and plenty of space for kids to play or enjoy cozy family movie nights. The light filled lower guest bedroom features a walk through closet with custom built ins and adjoins a large 3 piece bath w/huge glass shower, allowing for ultimate guest privacy. Zoned in-floor hydronics make heating the lower level even cozier. The triple oversized heated garage has 12' ceilings, perfect for car lifts. The exceptional backyard oasis features a large deck plus an additional BBQ deck off the kitchen, flag stone patio and exudes a park like setting surrounded by native aspen groves. Posthill Drive is an enclave like no other, and this home exceeds expectations. Close to exceptional schools, restaurants & shops, as well as quick access to Stoney Trail from 17th Ave, making getting downtown or to the mountains a breeze. View this exceptional property today!