



**GRASSROOTS**

REALTY GROUP

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**124 Posthill Drive SW  
Calgary, Alberta**

**MLS # A2310908**



**\$2,750,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,356 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Fruit Trees/Shrub(s), Interior Lot, Irregular Lot, Landscaped, Man		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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:** Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** n/a

Tucked amongst mature trees and surrounded by nature, this stunning family home offers a rare sense of peace, privacy, and timeless elegance. From the serene curb appeal and welcoming front porch to the abundance of natural light streaming throughout, every space has been thoughtfully designed to create a calm and inviting atmosphere. Rich warm hardwood and tile flooring, integrated home audio, and refined architectural details elevate the beautifully functional main floor. A front home office with custom built-ins provides the perfect work from home setting, while the spacious mudroom leading to the triple garage offers exceptional everyday convenience with access to the lower level. The main floor also presents a well appointed laundry room and a formal dining room adorned with classic wainscoting and crown moulding. At the heart of the home, the open concept living room and kitchen seamlessly connect to the expansive deck for effortless outdoor dining and entertaining surrounded by tranquil treed views. The inviting living room is anchored by a cozy gas fireplace, while the bright kitchen showcases white cabinetry with a large eat-up island in a contrasting blue, stone tile backsplash, and a Miele appliance package including panelled refrigerator, built-in double ovens and microwave, induction cooktop, and dishwasher. A walk-in pantry offers additional storage for all your culinary delights. Upstairs, a bright skylight illuminates the open-to-below design overlooking the grand entryway, while custom built-in storage adds both beauty and function. Two spacious bedrooms share a 5pc bath, while an additional bedroom enjoys its own private 4pc ensuite. Privately tucked away, the luxurious primary retreat is a true sanctuary featuring its own gas fireplace, ample space for a sitting area, private balcony overlooking the forested backdrop, an expansive dressing room, and a

luxurious 6pc ensuite complete with a massive steam shower with bench and oversized soaker tub. The fully developed lower level continues the home's warm and inviting feel with plush carpeting, a massive recreation and games area with built-ins and gas fireplace, wet bar with bar and wine fridge, wine room, 4pc bath, extensive storage, and 2 additional bedrooms with one functioning as a home gym. Additional highlights include tankless hot water, water softener, irrigation system, and in-floor heating in the basement, primary ensuite, and garage. Located within the prestigious community of Springbank Hill, this exceptional property is tucked away in a private cul-de-sac surrounded by stunning million dollar homes, offering a rare blend of luxury, tranquility, and family living where comfort, nature, and elevated design exist in perfect harmony.