



**168 Posthill Drive SW  
Calgary, Alberta**

**MLS # A2318991**



**\$2,520,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,758 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn,		

<b>Heating:</b>	In Floor Roughed-In, Forced Air	<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>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Sauna, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Washer in basement

STUNNING!!! Cathedral ceilings, exquisite finishing and custom design throughout, a distinctly Euro/contemporary feel, situated in the prestigious, forested community of Posthill. With over 5800 sq ft of living space over three levels, 6 bedrooms, including masters on main floor and upper level, you will be lost in its luxury. A gourmet kitchen - Viking appliances, a 6 burner gas cooktop, Cesar stone counters, a formal dining room, spectacular main floor study/expansive great room featuring a wall of custom built-ins. PLUS, a main floor master retreat with 5pc ensuite w/ heated floors. Upstairs you will enjoy a second master w/en suite, two add'l beds and a bonus room over the treetops. The lower level (with 9' ceilings) is complete with a wonderful rec room, wetbar, media room, wine room and two add'l beds. Add'l features incl multiple staircases to the upper level, lower level access to the garage, built-in speakers, gleaming maple hardwoods, Silhouette blinds, a 3 car garage. Posthill provides a rare blend of country living within the city. Tucked into a forested setting and surrounded by multi-million-dollar homes, this property offers an exceptional combination of luxury, tranquility, and family living, just minutes from top private schools including Rundle College, Webber Academy, and Calgary Academy, as well as Aspen Landing, downtown, and Stoney Trail for easy access to the mountains.