



GRASSROOTS
REALTY GROUP

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160 Posthill Drive SW
Calgary, Alberta

MLS # A2321826



\$1,890,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,181 sq.ft.	Age:	2008 (18 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	220 Volt Wiring, Garage Door Opener, Heated Garage, Quad or More Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Cul-De-Sac, Dog Run Fenced In, Environmental Reserve, Landscaped, No Neighbours		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 190
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)

Inclusions: Kitchen: Built-in Frigidaire Single-Door Refrigerator and Upright Freezer, Thermador 6-Burner Gas Range, Vent-A-Hood Hood Fan, Panasonic Microwave, KitchenAid Wall Oven, Bosch Dishwasher, and Frigidaire Refrigerator | LG Front-Loading Washer + Dryer Mechanical Room: 2 x Lennox Furnace (with Humidifier), Defender Hot Water Tank, Culligan Water Softener, IBC In-Floor Heating Basement: TV Wall Mount | Garage: CleanFlo Central Vacuum and Accessories, 220V Outlet, and Shelving | All Window Coverings, All Electrical Light Fixtures, and All Ceiling Fans

Perfectly positioned on a cul-de-sac in exclusive Posthill, 160 Posthill Dr offers 6,980 sq ft over three levels on a 0.27-acre lot. Captivating at first glance, the home's stunning curb appeal has been recently meticulously refreshed with every single detail thoughtfully upgraded. A striking tri-tone palette pairs a black brick base with crisp white stucco and warm wood-grain accents in a sophisticated split-facade design. Matching new garage doors, soffits, and front door are complemented by designer lighting, modern house numbers, and beautiful front gardens. Luxurious and grand, defined by soaring 10-ft ceilings, this magnificent home offers 5+2 bedrooms, 6 bathrooms, with a fully finished lower level. Upon entry, a spacious enclosed foyer provides a warm welcome into the living room, where a dual-sided gas fireplace connects to the family room. At the rear of the home, the chef's dream kitchen impresses with its remarkable scale, and easily accommodates multiple cooks and prep areas. Featuring granite countertops, freshly painted cabinetry, and high-end appliances, including a gas range and full side-by-side refrigerator and freezer, the kitchen is complemented by an oversized walk-in butler's pantry with a second refrigerator, ideal for everyday living and effortless entertaining. Framed by new double French doors, transom, and windows, the home is filled with natural light and views of the new fenced-in tree-lined backyard. Privately buffered from 17 Avenue by a purposefully constructed berm, the west-facing backyard is a welcomed sanctuary of peace and tranquility. The brilliantly designed main level features a primary spa retreat with a heated 5-piece ensuite, walk-in closet, and potential second walk-in closet, while a second main-level bedroom with its own walk-in closet and in-floor heated travertine tile ensuite is ideal for guests or multigenerational living.

Upstairs, a bonus room creates the perfect second family room for relaxing, playing games, or watching TV without disturbing the rest of the home. Beyond, three generously sized bedrooms offer privacy; two sharing a Jack-and-Jill bathroom and a third enjoying its own four-piece ensuite. Downstairs, the bright pot-lit expansive rec room, as showcased, easily accommodates three distinct living zones anchored by an electric fireplace. Two spacious bedrooms, a converted two-piece to a four-piece bathroom, a wine cellar, and storage make this a comfortable and versatile space. Completing this outstanding home, car enthusiasts will love the quad garage with in-floor rough-in heating, a 220V outlet, and parking up to 8 cars. Situated in Springbank Hill, the location sells itself. Stroll to Safeway, shops, and restaurants at Aspen Landing or nearby trails and Westside Rec Ctr, ride the LRT in minutes, downtown and airport in 20, and the mountains via Stoney; all within walking distance of top-rated public + private schools.