



GRASSROOTS
REALTY GROUP

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168 Posthill Drive SW
Calgary, Alberta

MLS # A2336329



\$2,199,000

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

Heating:	In Floor, In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 190
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Sauna, Walk-In Closet(s), Wet Bar		
Inclusions:	Washer in basement		

OpenHouse: 2-4 pm, Sat. & Sun (Aug. 15 & 16). STUNNING!!! Checkout the video and 3D!!! Cathedral ceilings, exquisite finishing's 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's'l beds and a bonus room over the treetops. The lower level (with 9's ceilings) is complete with a wonderful rec room, wetbar, media room, wine room and two add's'l beds. Add's'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.