



GRASSROOTS
REALTY GROUP

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136 Posthill Drive SW
Calgary, Alberta

MLS # A2338334



\$2,400,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,798 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Heated Garage, Quad or More Attached, Tandem		
Lot Size:	0.27 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Treed		

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

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Solar Tube(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Alarm monitor, ring doorbell, speakers (8) indoor and outdoor speakers (2), hood fan, vaccu-flow and attachments, garage remote (2), garage opener, A/C (2), TVs main x 4, sound bar, sub woofer

This is a home whose appeal comes from its architecture, scale, and setting. Soaring ceilings, exposed beams, expansive windows, hardwood flooring, and a substantial two-sided stone fireplace give the interior a strong sense of character, while mature trees and natural surroundings provide privacy and a connection to the outdoors that is increasingly difficult to find. The main floor is generous without feeling formal or overdone. The kitchen is designed for real family use, with extensive cabinetry, large granite work surfaces, premium appliances, and two substantial islands that create space for cooking, casual meals, conversation, and entertaining. It opens naturally to the surrounding living areas, where oversized windows draw in natural light and frame the landscape beyond. Throughout the main level, the emphasis is on proportion and livability. The foyer, dining area, and principal living spaces feel substantial, yet comfortable, with architectural details that give the home personality rather than relying on finishes alone to make an impression. Upstairs, the open loft adds another layer of flexibility. An entertainment area offers space to relax, while a separate den with custom built-ins works well as a home office, study area, or quiet retreat. Two spacious bedrooms and two bathrooms provide privacy for children, teenagers, guests, or extended family. Vaulted ceilings, built-in cabinetry, window seating, and large windows continue the architectural character found throughout the home. The unfinished basement offers a remarkable amount of additional space for recreation, fitness, hobbies, storage, or a workshop today, with substantial potential for future development as needs change. The Springbank Hill setting completes the picture. Mature surroundings and a quieter residential atmosphere are balanced by convenient access to some of Calgary's most

respected schools, including Webber Academy, Calgary Academy, Rundle College, and Ernest Manning High School. Westside Recreation Centre, parks, pathways, and green spaces are also nearby. Aspen Landing and Westhills provide shopping, dining, and everyday services, while the 69th Street C-Train Station and major roadways make commuting throughout the city straightforward. To the west, Kananaskis, Canmore, and Banff are easily accessible for skiing, hiking, golf, and weekend escapes. For a family thinking about how a home will function over many years, this property offers a compelling combination of architectural character, meaningful space, privacy, flexibility, mature natural surroundings, and a Westside lifestyle that is difficult to replicate. For further details and view of this home, check out our video.