



GRASSROOTS
REALTY GROUP

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50 Posthill Drive SW
Calgary, Alberta

MLS # A2346039



\$2,150,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,772 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Aggregate, Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped, Low Maintenance Landsc		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 190
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Wet Bar		

Inclusions: Wine Refrigerators x4, Wall Mounted Televisions x6, All Ceiling and Wall Speakers, All Ceiling Fans, Garage Heater, Garage Controls x4, Sonos Audio Equipment for Built-In Speakers, Built-In Oven x2, Dishwashers x3, Refrigerator x2, Driveway and Front Stairs Planters x6

Situated on the quiet south end of prestigious Posthill Drive, this striking West Coast Contemporary blends architectural design, thoughtful updates + sophisticated living. The welcoming front entry opens to a private office with tray ceilings, accent wall + built-in desk, while the formal dining room features oversized windows, Denca cabinetry + linear pendant lighting. The beautifully appointed kitchen features premium quarter-sawn maple cabinetry, dual wall ovens, warming drawer, built-in microwave + gas cooktop. A vast island with quartz waterfall counters offers an eating bar, double sink + dishwasher, while the adjoining breakfast nook opens to the wraparound deck with west + south views + exceptional privacy. The butler's pantry adds a second dishwasher, wine fridge + abundant cabinetry. The spacious living room centres around a sleek modern fireplace, with French doors extending the living space outdoors beneath 10-foot ceilings. Lutron lighting throughout the home is controlled by wall panels or smart device. The updated mudroom entry from the triple attached garage offers built-in shelving, hanging space + bench. Upstairs, 9-foot ceilings complement an expansive primary suite with a California Closet completed in 2025 + luxurious ensuite. High windows provide natural light + privacy, while the jetted soaker tub, tiled steam shower with dual heads, dual sinks + separate vanity create a spa-like retreat. Two additional bedrooms share a beautifully finished Jack + Jill ensuite, with laundry conveniently located on this level. The upstairs hall also features a California Closet system added in 2025. The versatile bonus room is currently a home gym + offers potential for nanny quarters or additional living space. It includes a wet bar with wine fridge + dishwasher, full bathroom, additional laundry hookups + upper balcony access. The fully developed

lower level features 9-foot ceilings, heated floors, updated lighting, geometric fireplace + professionally installed home theatre. A spectacular bar with mood lighting + dual bar fridges creates an inviting entertaining space, while a fourth bedroom, additional beautifully finished bathroom + extensive organized storage complete the level. Recent improvements include a new boiler (2022), professionally landscaped south + east yards (2023), replacement + upgrade of all roof exhaust vents (2024), replacement of both forced-air furnaces (2024) + complete replacement of the roof cap + scuppers (2024). Additional features include central A/C, security system, water softener + instant water heater. The heated triple garage is finished with epoxy flooring + impressive storage systems. Beautifully landscaped grounds with mature trees create a private setting, while the location offers quick access to 17th Avenue, Stoney Trail, shopping, Calgary's top schools + major routes throughout the city + to the mountains.