

# \$3,200,000 - 58 Posthill Drive Sw, Calgary

MLS® #A2174848

**\$3,200,000**

4 Bedroom, 4.00 Bathroom, 4,506 sqft

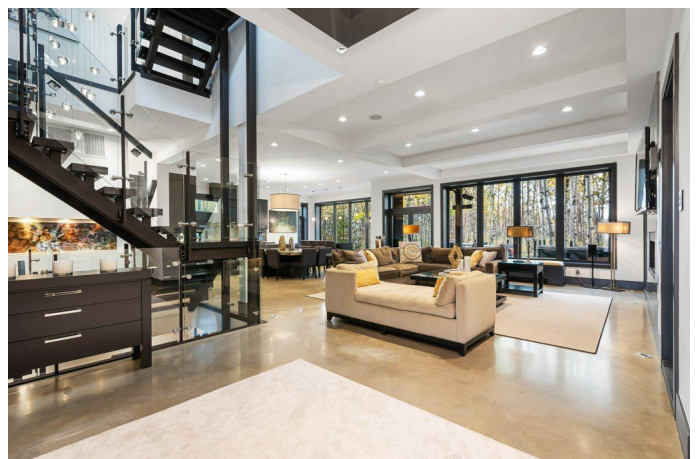
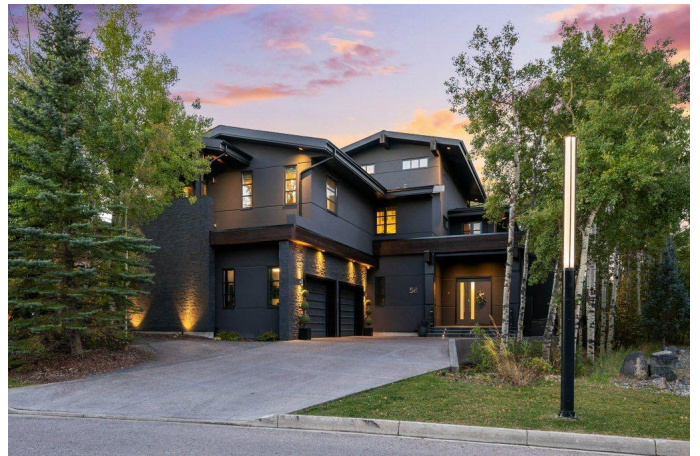
Residential on 0.33 Acres

Springbank Hill, Calgary, Alberta

VIDEO and WALK THROUGH ATTACHED.

Welcome Home to this Luxurious Custom Home in one of Calgary's most Exclusive & Sought After Neighborhoods, POSTHILL.

Enjoy the Serenity of the Aspen Forest & Rock Retaining Walls which will make you feel like you are at a Mountain Retreat. Built on a .32 acre lot w/ almost 6400 sq ft of Living Space, ensuring your Family's Comfort & Enjoyment. Unsurpassed Quality w/ Concrete Construction, ICF Walls, Heated Floors, Innotech Windows & Doors & a Lutron Lighting System. A Collaboration of Architect, Campbell Design & Interior Design by Panagakos Designs, this Executive Home is for the most Discerning Buyers. You will Love the Open Floorplan, Wall to Wall Windows, Breathtaking Staircase w/Glass Railing, Stunning Chandelier & the View of the Aspen Forest. An Entertainer's Dream Showcasing a Generous Great Room w/ Gas Fireplace, a Kitchen Masterpiece which incls Quartz Counters, Miele appliances: 2 Ovens, an Induction Cooktop, Built-in Refrigerator, Dishwasher, & Microwave, plus a Bar Fridge, Freezer, Double & Vegetable Sinks. Wow your Guests w/ the Built-in Dining Table w/Premium Granite which seats 8 & a Bar Top Table with an additional seating for 4 + Additional Storage in the Island, Bar Top, Walk through Pantry & Mudroom which are sure to Surpass your Expectations. Your Main Floor Office w/ a Built-in Desk features Quartz Countertops and Built-in Cabinets is Perfectly Designed giving



you Privacy & Convenience. The 3 Season Sunroom w/ a 2nd Fireplace, 2 Skylights & BBQ Gas Line + addition of the South Facing Deck (2023) makes this Back Yard an Outdoor Oasis. The 2nd Storey welcomes you to your Opulent Primary Bedroom, a True Retreat, w/ Stunning Windows & Sitting Area + Your Spa-Like Ensuite will eliminate the need for those weekend get-a-ways with Separate Vanities, Make-up Counter, Stand Alone Tub & Custom Shower and the Show Stopper your Walk-in Closet with Plenty of Built-ins for 2. Two Additional Bedrooms both w/ Walk-in Closets their own Sinks & Vanities w/ a Jack & Jill Custom Shower & Water Closet & one includes a Deck. The Laundry Room is Bright w/Linen Closet & add'l Storage. The Bonus room on the 3rd Level features 2 Built-in Desks for a Home Office or Study Area, Perfect for those Family Movie Nights complete w/ a Dishwasher, Bar Fridge, Microwave + a Private South Facing Deck to Enjoy those Summer Nights! The Walkout Level includes an Amazing Rec Room for your Entertainment Enjoyment, a 4th Bedroom, 3 pc Bath & a Massive Storage Room. Step out to Your Back Yard w/ a Patio Area, Built-in BBQ & the Forest for your Children to Run & Play. Your Garage w/ Metal Cabinets, an Epoxy Floor and Lift accommodates 3 Vehicles & All Your Toys! A Surreal Setting w/ a 6 acre environmental reserve where YOU WILL SEE Deer & Moose Play. Close to Aspen Landing, Public & Private Schools, the Mountains & only 15 mins to Downtown. This is the Home you have been waiting for! Call for a Private Tour & WELCOME HOME!

Built in 2012

### **Essential Information**

MLS® #

A2174848

Price	\$3,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,506
Acres	0.33
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	58 Posthill Drive Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0A8

### Amenities

Amenities	None
Parking Spaces	7
Parking	Driveway, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Smart Home, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Freezer, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Washer
Heating	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas, Great Room, Sun Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Built-in Barbecue, Courtyard, Outdoor Grill, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Many Trees, Native Plants, No Neighbours Behind, Private, Street Lighting, Treed, Views, Wooded, Environmental Reserve
Roof	Asphalt Shingle
Construction	Concrete, ICFs (Insulated Concrete Forms), Stone, Stucco
Foundation	ICF Block, Poured Concrete

## Additional Information

Date Listed	October 23rd, 2024
Days on Market	171
Zoning	R-1

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.