



GRASSROOTS
REALTY GROUP

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62 Posthill Drive SW
Calgary, Alberta

MLS # A2252956



\$2,880,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,420 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Side, Heated Garage, Insulated		
Lot Size:	0.41 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Private, Secluded, Wedge S		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: \$ 175

LLD: -

Zoning: R-G

Utilities: -

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Security System, Refrigerator in Butler's Pantry, Refrigerator in Basement, Portable gazebo

This stunning 4767 sqft 4 bed/3.5 bath luxury home, w/oversized triple garage, on 0.41 acres (one of the largest lots) on exclusive Posthill Dr, exudes classic craftsmanship with exceptional finishings. Upon entering, you'll appreciate the soaring 10' ceilings, beautiful hardwood flooring, wall of windows bathing the area with light. The elegant living/ dining spaces share a stunning stone faced double sided gas fireplace with wood mantles to cleverly define the space, & sweeping views over the private backyard oasis, ideal for hosting large gatherings. The gourmet kitchen is an entertainer's dream, featuring an oversized island w/clever storage built into either end, quartz counters, gorgeous Jatoba custom cabinetry, 6 burner Viking gas range, Thermador wall oven, Miele dishwasher, & Frigidare Gallery refrigerator. The butlers pantry off the kitchen features additional quartz counter space & sink, matching cabinetry & built in storage for all your entertaining needs. The mudroom features a large walk in closet w/custom built ins to help organize those hectic arrivals home with kids. A generous office & large powder room complete the main floor. The bright upper floor features central AC, 9' ceilings, and in the open area is a custom built in bookcase w/seating, & homework area just outside the secondary bedrooms. The serene primary suite features a wall of windows flooding the room with light, a cozy sitting area w/gas fireplace, faced with custom millwork, ideal for unwinding at the end of the day. The large walk in closet features custom built in shelving & drawers. The luxurious 5 pc ensuite features a large glass steam shower, freestanding soaker tub, his & hers vanities and in floor heat for those chilly mornings. The two large secondary bedrooms each feature several windows & walk in closets w/ custom built ins. The huge upper shared bath has

individual personal vanity areas, custom built in shelving w/cabinetry & private soaker tub & shower room plus private water closet, perfect for kids of any age. In the fully finished lower level you'll find a large recreation area featuring a dry bar w/full sized fridge, gas fireplace and plenty of space for kids to play or enjoy cozy family movie nights. The light filled lower guest bedroom features a walk through closet with custom built ins and adjoins a large 3 piece bath w/huge glass shower, allowing for ultimate guest privacy. Zoned in-floor hydronics make heating the lower level even cozier. The triple oversized heated garage has 12' ceilings, perfect for car lifts. The exceptional backyard oasis features a large deck plus an additional BBQ deck off the kitchen, flag stone patio and exudes a park like setting surrounded by aspen groves. Posthill Drive is an enclave like no other and this home exceeds expectations. Close to exceptional schools, restaurants & shops, as well as easy access to Stoney Trail from 17th Ave, making going downtown or to the mountains a breeze. View this exceptional property today!