



**97 Posthill Drive SW
Calgary, Alberta**

MLS # A2144582



\$2,695,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,405 sq.ft.	Age:	2010 (14 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot, Landscaping		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 170
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: 2 garage door openers, dual wall ovens, all TV wall mounts

A beautiful and secluded country-like setting within the city! Located on a spacious .27-acre lot, this stunning estate home offers all the room you need for every part of busy family life and entertaining your friends with more than 6400sqft of developed living space over three levels, 6 bedrooms, 5 bathrooms, all tucked away in the Aspen trees in the idyllic community of Post Hill in southwest Calgary. The main floor welcomes with beautiful curb appeal and welcoming front approach, a formal dining room, office, large foyer, huge eat-in kitchen, music room/den, and living room with two-sided fireplace plus very practical butler's pantry, mud room, and laundry room. The upper level has a beautiful bonus room with windows on all sides, ideal for a playroom or creative work, a built-in homework station, a large and gracious master suite with dual closets and ensuite (with heated floors, dual vanities and separate tiled shower and retreat space), three bedrooms and two full baths (one Jack and Jill). Dream lower level is large enough for a huge family room, recreation space, wet bar, exercise room, two bedrooms, full bath, and storage. This is a very well-designed family friendly lay out in every way possible. Additional features include brand new carpet upstairs, refinished hardwood floors, triple garage, private back deck, irrigation, central air conditioning, and a location that is hard to beat! Close to Aspen Landing shopping and its many amenities, many of the city's top private schools, recreation opportunities, the newer SW leg of Stoney Trail, plus quick access to downtown and mountains.