



**GRASSROOTS**  
REALTY GROUP

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25 Posthill Drive SW  
Calgary, Alberta

MLS # A2199926



**\$3,649,000**

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,343 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Insulated, Quad or More Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Low Ma		

Heating:	Boiler, In Floor, See Remarks	Water:	-
Floors:	Carpet, Concrete, Marble, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 170
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** Kitchen: Fridge, Freezer, Induction Cooktop, Built-in Oven, Steam Oven, Dishwasher (x2), Hoodfan, Two-drawerVegetable Refrigerator, Warming Drawer, Garbage Disposal, Grohe Blu Carbonated Water System + Two Gas Tanks, 55" 4K TV + Mount, Washer, DryerLiving Room: Sony Bravia 85" 4K TV with Wall Mount, Sound System Including Yamaha Audio Receiver, Panasonic 4K /Blu-ray Player, JAMO (Klipsch) Speakers with 2 Sub Woofers, Panamax power Mgmt System, Ceiling FansGym: LG 43" 4K TV + Wall Mount, Custom Wood Veneer Shelf, Life Fitness G7 Functional Trainer System, Adjustable Bench, Dumbbell Rack and Dumbbells, Rubber FlooringPrimary Bedroom: Sony Bravia 49" 4K TV with Extendable Wall MountLower Level Guest Bedroom: 4K TV + Wall MountTheater Room: Control 4 Home Automation System, Bar, Dishwasher, Microwave, and Beverage Fridge, Projection TV & Screen, Mech Room: Control 4 Home Automation System, Central Vac, Slat wall + Hardware, Garage Opener + 2 Remotes, All Rugs, Window Coverings + Drapes, All Light Fixtures

Experience Unparalleled Luxury. A Masterpiece of Design and Craftsmanship. This isn't just a house, it's a statement. A testament to exquisite taste and meticulous attention to detail. Since 2015, this remarkable residence has undergone a complete transformation, with well over one million dollars invested in interior and exterior tailoring, all orchestrated by the renowned Douglas Cridland and Associates. The result? A home that seamlessly blends modern elegance with unparalleled comfort, creating a sanctuary you'll be proud to call your own. Step inside and be greeted by the warmth and sophistication of stained radiant heated concrete floors, setting the stage for the home's contemporary design. Substantial solid core wood veneer doors, adorned with sleek black anodized Baldwin hardware, open to reveal a world of meticulous craftsmanship. The chef's kitchen is a dream realized, equipped with top-of-the-line Wolf appliances, including an M Series oven, induction cooktop, warming drawer, and steam oven. A Grohe Blue chilled and sparkling filtration system, Sub-Zero refrigerator and freezer, two chilled vegetable drawers, two Cove dishwashers, and Galley culinary sinks ensure effortless entertaining while a double-sided fireplace, anchored by a 55" 4K TV, provides warmth and entertainment. The dining area, bathed in natural light from expansive Nana Walls, seamlessly connects to the outdoors. A custom-crafted wine storage unit, with a 200+ bottle capacity, showcases your collection. The living room invites relaxation with soaring ceilings and expansive windows that frame serene views of the surrounding forest. A Denca entertainment center, featuring an 85" 4K cinematic display and a meticulously calibrated high-fidelity audio system, seamlessly integrates with the Control4 smart home system, elevating the space to a haven of discerning

entertainment. Ascend the striking open-tread staircase and transition across the custom glass walkway creating an unforgettable element of architectural intrigue while leading to the luxurious primary wing which is truly an escape within itself. Two further bedrooms and a meticulously designed shared bathroom compliment the upper level while the lower levels unveil a curated selection of premier home amenities: a substantial fitness center, a comprehensive laundry suite, a private guest quarter, and a bespoke bar and cinema. Complete with a meticulously organized 4-car garage and a revitalized exterior envelope. This exceptional residence is more than just a home; it's an embodiment of refined living, where every detail has been carefully considered to create a sanctuary of luxury, comfort, and enduring style.