

\$3,500,000 - 108 Posthill Drive Sw, Calgary

MLS® #A2233196

\$3,500,000

6 Bedroom, 6.00 Bathroom, 4,009 sqft

Residential on 0.27 Acres

Springbank Hill, Calgary, Alberta

*OPEN HOUSE SUN SEP 21st 2-4pm * Video and 3D Tour | WELCOME HOME to the Sought After Neighborhood of POSTHILL! This .27 Acre Walkout this CUSTOM Executive Home has 6 Beds + 5 1/2 Baths, 2 ACs, & Smart Home - Control 4 for Lights, Music, HVAC, Alarm & TVs, Custom Site Finished Cabinets & Millwork, Site Finished Hardwood Floors, Custom Built-ins, Wide Plank Site Finished Quarter Sawn Hardwood Floors, + Transoms w/ Etched Glass over Solid Doors. Inside, the Natural Light highlights the Open Floor Plan w/ 10 foot ceilings Features a Flex Room w/French Doors is Perfect for a Dining Room or an Office which Flows perfectly into the Great Room featuring 1 of 4 Gas Fireplaces & Nook Large enough for 20. Be the Envy of Your Family and Friends with this Gourmet Kitchen w/MASSIVE Island, Custom Cabinets, Desk, Top Upper Cabinets with Etched Glass , a 36â€• Sub Zero Fridge, 36â€• Sub Zero Freezer, a Wolf 6 Burner Cooktop, Wolf Double Ovens + Built-in Microwave, Built-in Bosch Coffee Machine, Built-in Bosch Dishwasher, a Bar Fridge, Faber Hood Fan, a Double Sink + a Vegetable Sink + 2 Garburators, Filtered Water Tap and a Pot Filler. Thatâ€™s Not Allâ€•! You will LOVE the MASSIVE Pantry w/Built-ins and Custom Cabinets + MASSIVE Mudroom with Custom Lockers and Shoe Storage will make every day living a Dream. Float Upstairs to Your EXPANSIVE BONUS ROOM with a Gas Fireplace, 5.1 Surround System, French



Doors, Wet Bar w/ Microwave, Bar Fridge + Filtered Water Tap , 3 Work Stations + 2 Window Seats to Enjoy the view of the Environmental Reserve & plenty of Built-ins. The Primary Suite is a Haven of Serenity w/ a Stunning West Facing Deck, Sitting Area w/Gas Fireplace & Built-ins Luxurious Ensuite w/ Heated Floors, Double Sinks, Make up Station, Custom Cabinetry, Jetted Tub & Custom Steam Shower w/ 6 Showerheads , Bench + a Linen Closet and flows into your Custom Walk-in Closet + the Laundry Room w/ a Double Sink. 3 More Generous Bedrooms w/ Ensuites w/Heated Floors & Linen Closets + Walk-in Closets. Your Walkout Level is a Dream with a 10 ft Bar with a Microwave, Dishwasher, Bar Fridge, Double Sink, Filtered Water Tap w/ 3 TV's for your enjoyment. Also Hosts a Pool Table, a Ping Pong Table and a w/ Built-ins, 5.1 Surround, 4th TV and the 4th Fireplace. Plus 2 More Bedrooms and a 4 pc Bath. Featuring Beautiful Outdoors w/Wrap Around Decks on the Upper and Lower Floors, a Gazebo to Maximize your Entertaining Space plus a Private Deck off the Primary Bedroom to enjoy those Summer Evenings. Step Outside + Your Fully Landscaped Private Yard w/ Rundle Rock Retaining Walls, Lawn, Trees & Shrubs + Underground Sprinklers. Additional Features are: 2 AC units (2024), Speakers Inside & out including the 4 Car Garage which is Fully Finished w/ Epoxy Floors, In floor Heating, EV Charger, Built-in Shelves, Golf Club Storage & Work Bench. Close to Rundle, Webber, Calgary Academy, Aspen Landing, Downtown & Stoney Trail! Designed and Crafted for Your Growing Family in mind. YOUR DREAM HOME AWAITS!

Built in 2009

Essential Information

MLS® #	A2233196
Price	\$3,500,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,009
Acres	0.27
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

Community Information

Address	108 Posthill Drive Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0J1

Amenities

Amenities	None
Parking Spaces	8
Parking	Driveway, Front Drive, Heated Garage, Insulated, Workshop in Garage, 220 Volt Wiring, Aggregate, Garage Door Opener, Garage Faces Front, Oversized, Quad or More Attached, Triple Garage Attached
# of Garages	4

Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Bidet, Chandelier, Closet Organizers, Central Vacuum, Double Vanity, French Door, No Animal Home, Recessed Lighting, Smart Home, Separate Entrance, Storage, Sump Pump(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings, Central Air Conditioner, Bar Fridge, Built-In

	Refrigerator, Built-In Oven, Double Oven, Freezer, Garburator, Gas Cooktop, Wine Refrigerator, Water Softener
Heating	Natural Gas, Boiler, Fireplace(s), In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Mantle, Basement, Double Sided, Gas, Great Room, Master Bedroom, Other, Raised Hearth, Tile
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Storage, BBQ gas line, Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private, Rectangular Lot, Views, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Environmental Reserve, Gazebo, Gentle Sloping, Street Lighting, Treed, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	88
Zoning	R-G

Listing Details

Listing Office	RE/MAX First
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