



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**58 Posthill Drive SW**  
**Calgary, Alberta**

**MLS # A2174848**



**\$3,450,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,506 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Yard, Environmental Reserve, Low Maintenance Landscape, No Neighb		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 170
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, ICFs (Insulated Concrete Forms), Stone, Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		

**Inclusions:** Bonus Room, Microwave, Dishwasher, Bar Fridge. In Mechanical Room: Fridge. Alarm System, 4 Tvs, All Electronics for TV's, All Window Coverings, 2 Garage Door Openers and 2 Controls, Garage Lift, Out Door Built-in BBQ.

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 incl's 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!