

\$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

| Video and 3D Tour | WELCOME HOME to the Sought After Neighborhood of POSTHILL! This .27 Acre Walkout is true CUSTOM HOME with Custom iMillwork, Site Finished Hardwood Floors, Custom Built-ins everywhere, Wide Plank Site Finished Quarter Sawn Hardwood Floors, + Transoms w/ Etc Glass over Solid Doors. This Executive Home has 6 Beds + 5 1/2 Baths, 2 ACs, & Smart Home - Control 4 for Lights, Music, HVAC, Alarm & TVs. 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 Glass Inserts, a 36" Sub Zero Fridge, 36" 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. That's Not All! 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 LARGE 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-in Cabinetry. 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 and Linen Closet + Walk-in Closets complete this floor. Your Walkout Level is a Dream with a 10 ft Bar with a Microwave, Dishwasher, Bar Fridge, Double Sink, Filtered Water Tap w/ 3 TVâ€™s for your enjoyment. Also Hosts a Pool Table, a Ping Pong Table and a w/ Built-ins, 5.1 Surround, 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 Yard w/ Rundle Rock Retaining Walls, Lawn, Trees and Shrubs + Underground Sprinklers. Additional Features are: 2 AC units (2024), Speakers Inside and out including the 4 Car Garage which you LOVE! It is Attached, Fully Finished, w/ Infloor Heating, EV Charger, Built-in Shelves, Golf Club Storage and a Work Bench. THIS IS A MUST SEE! Close to Rundle, Webber, Calgary Academy, Aspen Landing, Downtown & Stoney Trail for easy Access to the Mountains! WELCOME HOME!

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 | 2 Storey, Acreage with Residence |
| 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 | 220 Volt Wiring, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Quad or More Attached, Triple Garage Attached, Workshop in Garage, Aggregate |
| # of Garages | 4 |

Interior

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

| | |
|-----------------|---|
| Heating | Boiler, In Floor, Fireplace(s), Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 4 |
| Fireplaces | Basement, Gas, Mantle, Master Bedroom, Tile, Double Sided, Great Room, Other, Raised Hearth |
| Has Basement | Yes |
| Basement | Full, Walk-Out |

Exterior

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 38 |
| Zoning | R-G |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.