

**97 Posthill Drive SW**  
**Calgary, Alberta**

**MLS # A2190654**



**\$2,149,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,434 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 170
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** 2nd built-in oven in kitchen

Beautiful executive family home nestled among the Aspen forests of prestigious Posthill. This quarter-acre-plus lot offers a beautiful and private setting for family life and entertaining. This home is perfect for a large or growing family with over 6,100 square feet of development, 6 bedrooms, 5 baths and lots of leisure spaces. The generous entry is a prelude to the sunny and open plan with hardwood floors, high ceilings, huge windows and lots of millwork and architectural detailing. The living room is anchored by a gas fireplace with built-ins. Adjacent den-sitting area shares the fireplace. The fabulous chef's kitchen has endless cabinetry, lots of workspace, a huge island with overhang for stools, quality stainless appliances and a large pantry. Entertain in style in the formal dining room. A dedicated office with built-ins, a 2-piece powder room and a large and well organized mud room-laundry room complete this level. On the upper floor, you'll find 4 large bedrooms, extensive bonus space and a private 13' x 8' balcony. The primary suite hosts a large bedroom, 2 walk-in closets and an expansive 5-piece ensuite including separate vanities, large walk-in shower with rainhead and bench, soaking tub and private water closet with window. The 3 additional bedrooms share 2 full baths (one "Jack and Jill"). The versatile bonus space can be naturally divided into separate areas depending on the family needs. The fully developed lower level includes: a massive family-rec room with fireplace, built-ins and wet bar, a fitness room with rubber floor and mirrored wall, 2 more large bedrooms, a full bath and excellent storage. Interior freshly painted in 2024 and new carpet on the upper level. Central air conditioning. Huge triple garage with storage. Exterior features include a front driveway (great for guest parking), covered front porch,

large rear deck and stone terrace with boulder seating around a firepit. Enjoy a sophisticated country feel that is just minutes to city amenities like Aspen Landing shopping centre. Also close to great schools, recreation and transit. This home is great value and ready for the next lucky family!