



THE
A-TEAM

**RE/MAX
FIRST**

116 POSTHILL Drive, Calgary T3h 0j1

MLS®#: **A2110846**

Area: **Springbank Hill**

Listing Date: **03/01/24**

List Price: **\$3,499,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**
Lot Information
Lot Sz Ar: **12,196 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,537**
Low Sqft:
Ttl Sqft: **3,537**

DOM

79

Layout

Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Landscaped**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Other**

Construction: **Asphalt,Concrete,Silent Floor Joists,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Refrigerator,Dishwasher,Double Oven,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Washer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Window Coverings,Wine Refrigerator**
Int Feat: **Bar,Bookcases,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,No Smoking Home,Pantry**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	50`6" x 57`5"
Living Room	Main	57`9" x 58`9"
Dining Room	Main	57`9" x 47`3"
2pc Bathroom	Main	10`2" x 23`4"
Bedroom	Upper	49`6" x 43`0"
Bedroom - Primary	Upper	57`9" x 45`11"
4pc Bathroom	Upper	36`9" x 16`9"
5pc Ensuite bath	Upper	43`0" x 49`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	35`1" x 46`3"
Entrance	Main	39`4" x 54`6"
Mud Room	Main	23`4" x 46`3"
Family Room	Upper	45`11" x 55`9"
Bedroom	Upper	43`8" x 46`3"
Laundry	Upper	27`7" x 34`9"
3pc Ensuite bath	Upper	23`4" x 17`1"
Walk-In Closet	Upper	51`2" x 24`11"

Balcony	Upper	52`2" x 19`0"	Office	Lower	52`6" x 37`9"
Bedroom	Lower	42`8" x 47`7"	Game Room	Lower	47`11" x 57`9"
Wine Cellar	Lower	54`6" x 33`2"	Living Room	Lower	51`6" x 44`3"
3pc Bathroom	Lower	13`6" x 30`10"	Furnace/Utility Room	Lower	33`2" x 47`7"
Legal/Tax/Financial					
Condo Fee: \$175		Title: Fee Simple Fee Freq: Monthly		Zoning: R-1	
Legal Desc:	0710708				
Remarks					
Pub Rmks:	<p>Nestled in the prestigious enclave of PostHill Estates, this custom designed home exudes modern elegance and unparalleled craftsmanship. The PostHill community enjoys an aspen treed forest and beautiful rock retaining walls throughout. Boasting over 5000 sq feet, this estate home is situated on a private cul-de-sac, includes an oversized triple car garage , faces a 6 acre fully treed green space and has unobstructed mountain views.The main level features an open concept floor plan seamlessly connecting the central great room, dining area and chef inspired kitchen. Entering the home you will experience a beautiful coffered 12 ft ceiling, chandelier, custom wainscotting and lavish walnut flooring throughout. The central great room with additional coffered ceiling is wrapped with large windows and boasts a large stone gas fireplace. The generous dining area, with views of the treed reserve, highlights a custom soft edison chandelier and crafted wood feature wall. Adorned with a stunning stone surround Viking cooktop and expansive granite island, the kitchen is a focal point for sophisticated entertainment. A walkthrough butlers pantry adds practicality as an extension to the kitchen. A mudroom with floor to ceiling built-ins and travertine floors lead to the garage.Off of the main level, patio doors welcome you to a large, partially covered, 600 sq ft+ outside living area, nestled in the park like setting, with gas BBQ and large stone gas fireplace. The upstairs is stunning. The magnificent master with floor to ceiling windows and beautiful mountain views, has a spa inspired ensuite with marble and travertine throughout, two separate sinks, mirrors and vanities, oversized whirlpool tub, floor to ceiling steam shower and large custom walk in closet. The master retreat is complemented by a balcony allowing you to enjoy the sunsets and views in complete privacy. The second spacious bedroom offers a balcony, 12ft coffered ceilings, and floor to ceiling closets. The third large bedroom with mountain views, has a three piece ensuite and large spacious closets.The bonus room features a centrepiece stone wall fireplace surrounded by custom built-ins. The bonus room and hallways have new custom walnut flooring and designer inspired wainscotting and all bedrooms boast new, luxurious carpeting.The finished lower level is an entertainers delight featuring an executive office, fourth bedroom with walk in closet, 3 piece bathroom, family/media room with custom built-ins, games area, wet bar and custom wine cellar. A lower level covered patio invites you to step into the privacy of the park like backyard.When not enjoying this beautiful home and all the wildlife that moves through the properties you are only 15 minutes to downtown minutes to Aspen Landing and in walking distance to Webber Academy, Calgary Academy, Rundle College and Westside Recreational Center.</p>				
Inclusions:	na				
Property Listed By:	Diamond Realty & Associates LTD.				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









