



THE
A-TEAM

**RE/MAX
FIRST**

97 POSTHILL Drive, Calgary T3H 0A8

MLS®#: **A2144582**

Area: **Springbank Hill**

Listing Date: **06/27/24**

List Price: **\$2,299,500**

Status: **Active**

County: **Calgary**

Change: **-\$200k, 15-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**
Lot Information
Lot Sz Ar: **12,055 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **4,405**
Low Sqft:
Ttl Sqft: **4,405**

DOM

147
Layout
Beds: **6 (4 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Interior Lot,Landscaped,Many Trees,Meadow,Native Plants,Treed**

Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Lighting,Other**

Construction: **Mixed,Stone,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	22`5" x 21`7"
Breakfast Nook	Main	12`0" x 9`8"
Dining Room	Main	14`10" x 14`7"
Den	Main	13`3" x 11`11"
Laundry	Main	11`3" x 5`7"
Bonus Room	Upper	27`5" x 12`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`4" x 13`7"
Pantry	Main	5`6" x 4`7"
Foyer	Main	8`8" x 6`8"
Office	Main	13`11" x 11`8"
2pc Bathroom	Main	6`7" x 5`11"
Office	Upper	8`10" x 8`0"

Bedroom - Primary **Upper** **17`5" x 16`8"**
Walk-In Closet **Upper** **9`3" x 5`10"**
Bedroom **Upper** **12`7" x 11`7"**
5pc Ensuite bath **Upper** **10`7" x 8`3"**
4pc Bathroom **Upper** **8`8" x 8`3"**
Exercise Room **Lower** **15`7" x 12`9"**
Bedroom **Lower** **12`9" x 11`7"**
Storage **Lower** **16`0" x 7`0"**
Furnace/Utility Room **Lower** **14`6" x 8`11"**

Walk-In Closet **Upper** **7`10" x 5`9"**
5pc Ensuite bath **Upper** **14`7" x 11`5"**
Bedroom **Upper** **12`11" x 11`7"**
Bedroom **Upper** **12`7" x 11`5"**
Game Room **Lower** **22`0" x 21`9"**
Bedroom **Lower** **11`7" x 10`4"**
Game Room **Lower** **12`10" x 12`0"**
4pc Bathroom **Lower** **7`10" x 7`6"**

Legal/Tax/Financial

Condo Fee:
\$170

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-1

Legal Desc: **0710708**

Remarks

Pub Rmks: **A beautiful and secluded country-like setting within the city! Located on a spacious .27-acre lot, this stunning estate home offers all the room you need for every part of busy family life and entertaining your friends with more than 6400sqft of developed living space over three levels, 6 bedrooms, 5 bathrooms, all tucked away in the Aspen trees in the idyllic community of Post Hill in southwest Calgary. The main floor welcomes with beautiful curb appeal and welcoming front approach, a formal dining room, office, large foyer, huge eat-in kitchen, music room/den, and living room with two-sided fireplace plus very practical butler's pantry, mud room, and laundry room. The upper level has a beautiful bonus room with windows on all sides, ideal for a playroom or creative work, a built-in homework station, a large and gracious master suite with dual closets and ensuite (with heated floors, dual vanities and separate tiled shower and retreat space), three bedrooms and two full baths (one Jack and Jill). Dream lower level is large enough for a huge family room, recreation space, wet bar, exercise room, two bedrooms, full bath, and storage. This is a very well-designed family friendly lay out in every way possible. Additional features include brand new carpet upstairs, refinished hardwood floors, triple garage, private back deck, irrigation, central air conditioning, and a location that is hard to beat! Close to Aspen Landing shopping and its many amenities, many of the city's top private schools, recreation opportunities, the newer SW leg of Stoney Trail, plus quick access to downtown and mountains.**

Inclusions: **2 garage door openers, dual wall ovens, all TV wall mounts**

Property Listed By: **RE/MAX Realty Professionals**

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