

\$1,645,000 - 156 Posthill Drive Sw, Calgary

MLS® #A2104855

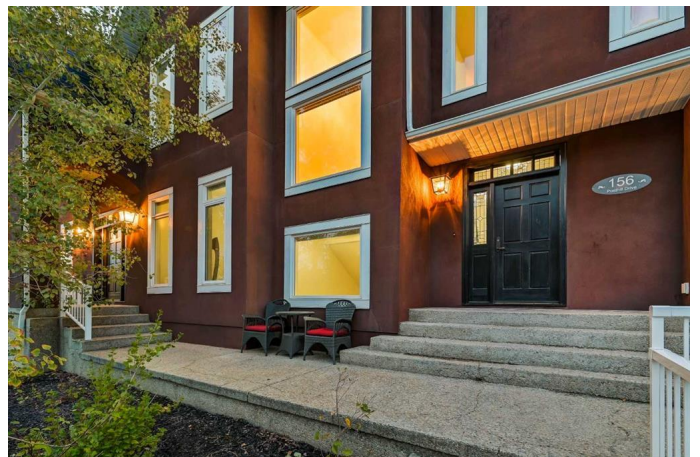
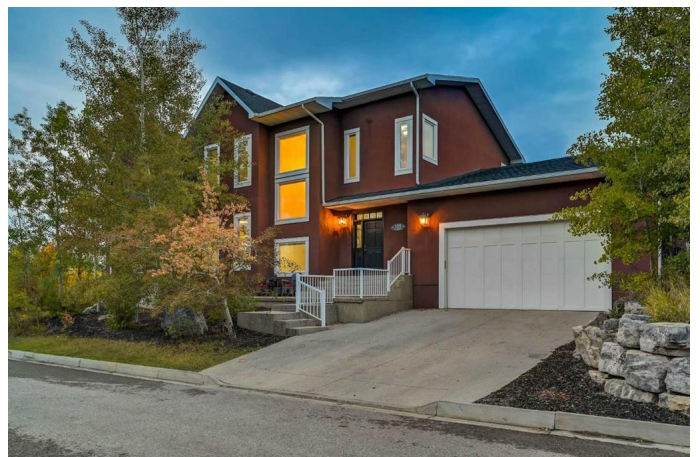
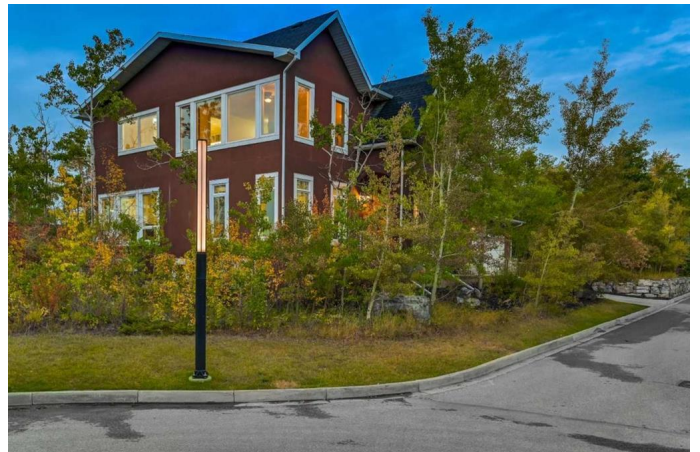
\$1,645,000

6 Bedroom, 6.00 Bathroom, 4,318 sqft

Residential on 0.27 Acres

Springbank Hill, Calgary, Alberta

RARE opportunity to own in one of the most sought-after communities in all of Calgary, POSTHILL Estates! Nestled in the Aspens + Birch with privacy & Big Sky + MOUNTAIN VIEWS! Boasting 6,548+ developed sqft of luxurious living space + oversized 4 CAR GARAGE w/ 13ft ceilings for potential lift, 6 bed + 5.5 bath, DEN/STUDY, DINING, BONUS/FLEX, THEATRE on a .27 acre lot! Priced well below replacement cost. Grand entrance leads to open main floor with 10 ft knockdown ceilings, newly finished on-site finished hardwood floors, DEN, formal DINING room + bright LIVING room with floor to ceiling stone fireplace. Massive timeless white kitchen with high-end stainless steel appliances, central island with prep sink, 2 dishwashers, granite countertops, cabinet lighting, custom hoodfan + built-in hidden pantry. Spacious nook/eating area with direct access to deck with BBQ gas line + fenced backyard. Functional mudroom + laundry with built-in cabinets, granite countertops + sink & 2 pc powder room round out the main level. Light filled staircase leads upstairs to primary RETREAT featuring: walls of windows with MOUNTAIN VIEWS, custom walk-in closet, 6 pc ensuite with dual vanities, air jet soaker tub + STEAM SHOWER. Flex area + 3 additional good-sized bedrooms + 3 full baths. Expansive lower level offers HY-DRONIC IN-FLOOR HEATING, full WET BAR, rec area, family room with fireplace + built-ins, THEATRE with 7.1 surround sound + 120 inch screen with



projector & speakers, 2 bedrooms / Gym or 2nd Study + 3 pc bath. Additional upgrades and features include: 2 NEW hot water tanks, NEW paint throughout home, travertine tiles, central vacuum, roughed-in heat for garage, extensive millwork throughout, natural trees, walking distance to private reserve. Just minutes to downtown and some of the BEST schools in Calgary including: Webber Academy, Rundle College, Calgary Academy and CFIS. Short drive or walk to Aspen Landing, west side rec + LRT. Enjoy rare PRIVACY, VIEWS & SPACE with ALL the AMENITIES of living in the City. Exceptional Value!

Built in 2009

Essential Information

MLS® #	A2104855
Price	\$1,645,000
Sold Price	\$1,580,600
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,318
Acres	0.27
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	156 Posthill Drive Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 0J1

Amenities

Amenities Park
Parking Spaces 4
Parking Quad or More Attached

Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating Boiler, In Floor, Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Basement, Gas, Living Room, Masonry
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Yard, Lawn, Landscaped, Many Trees, Private
Roof Asphalt Shingle
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed February 8th, 2024
Date Sold March 6th, 2024
Days on Market 27
Zoning R-1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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