



## 108 Posthill Drive Calgary Alberta

\$3,500,000

| 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...

4pc Bathroom 6.92 Ft x 7.83 Ft

Other 14.67 Ft x 8.25 Ft

Bedroom 10.75 Ft x 15.92 Ft

Bedroom 15.75 Ft x 10.33 Ft

Recreational, Games room 38.50 Ft x 22.58 Ft

Storage 4.08 Ft x 6.92 Ft

Kitchen 16.75 Ft x 17.92 Ft

Living room 17.08 Ft x 17.83 Ft

Other 12.00 Ft x 11.33 Ft

Pantry 11.00 Ft x 10.50 Ft

4pc Bathroom 7.75 Ft x 7.17 Ft

4pc Bathroom 8.25 Ft x 5.42 Ft

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Listing Presented By:



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2pc Bathroom 4.25 Ft x 7.42 Ft  
Breakfast 10.33 Ft x 19.33 Ft  
Dining room 16.00 Ft x 11.92 Ft  
Foyer 18.25 Ft x 7.08 Ft

4pc Bathroom 7.75 Ft x 7.00 Ft  
6pc Bathroom 12.83 Ft x 16.17 Ft  
Bedroom 14.75 Ft x 12.67 Ft