



# 58 Posthill Drive Calgary Alberta

\$3,450,000

VIDEO and WALK THROUGH ATTACHED. Welcome Home to this Luxurious Custom Home in one of Calgary's most Exclusive & Sought After Neighborhoods, POSTHILL. Enjoy the Serenity of the Aspen Forest & Rock Retaining Walls which will make you feel like you are at a Mountain Retreat. Built on a .32 acre lot w/ almost 6400 sq ft of Living Space, ensuring your Family's Comfort & Enjoyment. Unsurpassed Quality w/ Concrete Construction, ICF Walls, Heated Floors, Innotech Windows & Doors & a Lutron Lighting System. A Collaboration of Architect, Campbell Design & Interior Design by Panagakos Designs, this Executive Home is for the most Discerning Buyers. You will Love the Open Floorplan, Wall to Wall Windows, Breathtaking Staircase w/Glass Railing, Stunning Chandelier & the View of the Aspen Forest. An Entertainer's Dream Showcasing a Generous Great Room w/ Gas Fireplace, a Kitchen Masterpiece which incl's Quartz Counters, Miele appliances: 2 Ovens, an Induction Cooktop, Built-in Refrigerator, Dishwasher, & Microwave, plus a Bar Fridge, Freezer, Double & Vegetable Sinks. Wow your Guests w/ the Built-in Dining Table w/Premium Granite which seats 8 & a Bar Top Table with an additional seating for 4 + Additional Storage in the Island, Bar Top, Walk through Pantry & Mudroom which are sure to Surpass your Expectations. Your Main Floor Office w/ a Built-in Desk features Quartz Countertops and Built-in Cabinets is Perfectly Designed giving you Privacy & Convenience. The 3 Season Sunroom w/ a 2nd Fireplace, 2 Skylights & BBQ Gas Line + addition of the South Facing Deck (2023) makes this Back Yard an Outdoor Oasis. The 2nd Storey welcomes you to your Opulent Primary Bedroom, a True Retreat, w/ Stunning Windows & Sitting Area + Your Spa-Like Ensuite will eliminate the need for those weekend get-a-ways with Separate Vanities, Make-up Counter, Stand Alone Tub & Custom Shower and the S...

4pc Bathroom 10.75 Ft x 10.25 Ft

Primary Bedroom 19.83 Ft x 20.92 Ft

5pc Bathroom 20.25 Ft x 13.42 Ft

Bedroom 14.08 Ft x 25.83 Ft

Bedroom 21.75 Ft x 12.75 Ft

Storage 18.17 Ft x 10.33 Ft

Cold room 10.67 Ft x 6.58 Ft

Furnace 10.83 Ft x 14.33 Ft

Living room 17.08 Ft x 22.00 Ft

Kitchen 15.08 Ft x 16.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Laundry room	13.25 Ft x 6.08 Ft	Dining room	13.17 Ft x 21.58 Ft
Bonus Room	17.08 Ft x 21.33 Ft	Other	15.75 Ft x 7.92 Ft
3pc Bathroom	10.17 Ft x 5.67 Ft	Office	7.17 Ft x 10.92 Ft
Bedroom	15.33 Ft x 15.67 Ft	2pc Bathroom	9.50 Ft x 3.33 Ft
Recreational, Games room	25.92 Ft x 21.33 Ft		