

# \$3,795,000 - 25 Posthill Drive Sw, Calgary

MLS® #A2199926

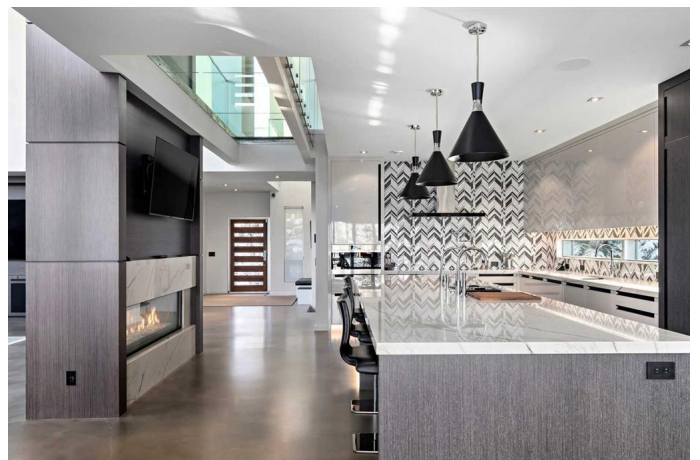
**\$3,795,000**

4 Bedroom, 4.00 Bathroom, 4,343 sqft

Residential on 0.27 Acres

Springbank Hill, Calgary, Alberta

Experience Unparalleled Luxury: A Masterpiece of Design and Craftsmanship. This isn't just a house; it's a statement. A testament to exquisite taste and meticulous attention to detail. Since 2015, this remarkable residence has undergone a complete transformation, with well over one million dollars invested in interior and exterior tailoring, all orchestrated by the renowned Douglas Cridland and Associates. The result? A home that seamlessly blends modern elegance with unparalleled comfort, creating a sanctuary you'll be proud to call your own. Step inside and be greeted by the warmth and sophistication of stained radiant heated concrete floors, setting the stage for the home's contemporary design. Substantial solid core wood veneer doors, adorned with sleek black anodized Baldwin hardware, open to reveal a world of meticulous craftsmanship. The chef's kitchen is a dream realized, equipped with top-of-the-line Wolf appliances, including an M Series oven, induction cooktop, warming drawer, and steam oven. A Grohe Blue chilled and sparkling filtration system, Sub-Zero refrigerator and freezer, two chilled vegetable drawers, two Cove dishwashers, and Galley culinary sinks ensure effortless entertaining while a double-sided fireplace, anchored by a 55" 4K TV, provides warmth and entertainment. The dining area, bathed in natural light from expansive Nana Walls, seamlessly connects to the outdoors. A custom-crafted wine storage unit, with a 200+



bottle capacity, showcases your collection. The living room invites relaxation with soaring ceilings and expansive windows that frame serene views of the surrounding forest. A Denca entertainment center, featuring an 85" 4K cinematic display and a meticulously calibrated high-fidelity audio system, seamlessly integrates with the Control4 smart home system, elevating the space to a haven of discerning entertainment. Ascend the striking open-tread staircase and transition across the custom glass walkway creating an unforgettable element of architectural intrigue while leading to the luxurious primary wing which is truly an escape within itself. Two further bedrooms and a meticulously designed shared bathroom compliment the upper level while the lower levels unveil a curated selection of premier home amenities: a substantial fitness center, a comprehensive laundry suite, a private guest quarter, and a bespoke bar and cinema. Complete with a meticulously organized 4-car garage and a revitalized exterior envelope. This exceptional residence is more than just a home; it's an embodiment of refined living, where every detail has been carefully considered to create a sanctuary of luxury, comfort, and enduring style.

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2199926    |
| Price          | \$3,795,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 4,343       |
| Acres          | 0.27        |
| Year Built     | 2009        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 25 Posthill Drive Sw |
| Subdivision | Springbank Hill      |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3H 0A8              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | None  |
| Parking Spaces | 8   |
| Parking        | Insulated, Heated Garage, Quad or More Attached |
| # of Garages   | 4   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | See Remarks  |
| Heating           | In Floor, See Remarks, Boiler                                    |
| Cooling           | Other  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas, Double Sided, Great Room, Master Bedroom, See Remarks, Tile |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard   |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind, Environmental Reserve |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Stucco   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 47              |
| Zoning         | R-G             |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.