108 Posthill Drive SW

Calgary | Active | MLS® A2303085

$3,500,000









Bedrooms	Bathrooms	Year Built	Living area
6	**6**	**2009**	**4,009 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

OPEN HOUSE SUN OCT 4th , 2-4 pm - Video & 3D Tour - WELCOME HOME to the Sought After Neighborhood of POSTHILL! This .27 Acre Walkout this CUSTOM Executive Home has 6 Beds + 5 1/2 Baths, 2 ACs, & Smart Home - Control 4 for Lights, Music, HVAC, Alarm & TVs, Custom Site Finished Cabinets & Millwork, Custom Built-ins, Wide Plank Site Finished Quarter Sawn Hardwood Floors + Solid Core Doors w/Custom Etched Glass Transoms. 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 and 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/ Generous Island, Custom Cabinets, Desk, Top Upper Cabinets with Etched Glass , 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 Tremendous Pantry w/Built-ins and Custom Cabinets + Elaborate Mudroom with Custom Lockers and Shoe Storage will make every day living a Dream. Float Upstairs to Your MASSIVE Bonus Room w/Double Doors, 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-ins. The 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 Vanity, 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 Sink. 3 More Generous Bedrooms w/ Ensuites w/Heated Floors & Linen Closets + Walk-in Closets. Your Walkout Level is a Dream with a 10 ft Bar with a Microwave, Dishwasher, Bar Fridge, Double Sink, Filtered Water Tap w/ 3 TV’s for your enjoyment. Also Hosts a Pool Table, a Ping Pong Table, 5.1 Surround, 4th TV & the 4th Fireplace. Plus 2 More Bedrooms (1 being used for a Gym) & a 4 pc Bath. Featuring Beautiful Outdoors w/Wrap Around Decks on the Upper & Lower Floors, a Gazebo to Maximize your Entertaining Space + a Private Deck off the Primary Bedroom to enjoy those Summer Evenings. Step Outside to the Fully Landscaped Private Yard w/ Rundle Rock Retaining Walls, Lawn, Trees & Shrubs + Underground Sprinklers. Add’l Features are: 2 AC units (2024), Speakers Inside & out + in the 4 Car Garage which is Fully Finished w/ Epoxy Floors, In floor Heating, 220V for an EV Charger, Built-in Shelves, Golf Club Storage & Work Bench. Close to Rundle College, Webber, Calgary Academy, Aspen Landing, Downtown & Stoney Trail! Designed and Crafted for Your Growing Family in mind. YOUR DREAM HOME AWAITS!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2303085
Bedrooms	6
Bathrooms	6
Year Built	2009
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Acreage with Residence
Total Living Area:	4,009 sq. ft.
Main Level Finished Area:	1,633 sq. ft.
Upper Level Finished Area:	2,376 sq. ft.
Below Grade Finished Area:	1,623 sq. ft.
Condo Fee:	$190.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Residential Manager, Snow Removal
Acreage:	Yes
Lot Area:	11,840 sq. ft.
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2009 (Age: 17)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	6.0 (Full:5, Half:1)
Num Ensuite Baths:	4

Plan:	0710708
Heating:	Boiler, In Floor, Fireplace(s), Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	4
Fireplace Details:	Basement, Double Sided, Gas, Great Room, Mantle, Primary Bedroom, Other, Raised Hearth, Tile
Garage:	Yes
Garage Spaces:	4
Parking:	220 Volt Wiring, Aggregate, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Quad or More Attached, Triple Garage Attached, Workshop in Garage
Parking Covered:	0
Parking Places:	8
Parking Total/Covered:	8 / 0
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Springbank Hill

Amenities:	None
Appliances:	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Freezer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Washer, Water Softener, Window Coverings, Wine Refrigerator
Inclusions:	Total of: 2 x AC UNITS, 3 X Bar Fridges, 3 x Microwaves, 2 x Dishwashers, 2 x Garburators, 3 x Filtered Water Taps, 8 x TV’s , Brackets and all Electronics, all Speakers Inside and Out, Control 4 System, Alarm System, Cameras and Keys Pads.
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Breakfast Nook · 19'4" × 10'4" ·
Main Floor	Dining Room · 16' × 11'11" ·
Main Floor	Foyer · 18'3" × 7'1" ·
Main Floor	Kitchen · 17'11" × 16'9" ·
Main Floor	Living Room · 17'10" × 17'1" ·
Main Floor	Mud Room · 12' × 11'4" ·
Main Floor	Pantry · 11' × 10'6" ·
Upper Level	Bedroom · 14'9" × 12'8" ·
Upper Level	Bedroom · 14' × 12'10" ·
Upper Level	Bedroom · 14'1" × 11'10" ·
Upper Level	Bedroom - Primary · 24'11" × 14'6" ·
Upper Level	Bonus Room · 22'6" × 21'6" ·
Upper Level	Laundry · 13'11" × 8' ·
Upper Level	Walk-In Closet · 15'10" × 13'3" ·
Upper Level	Walk-In Closet · 5'5" × 5'3" ·
Upper Level	Walk-In Closet · 7'1" × 4'9" ·
Upper Level	Walk-In Closet · 7' × 4'9" ·
Lower Level	Other · 14'8" × 8'3" ·

Lower Level	Bedroom · 15'11" × 10'9" ·
Lower Level	Bedroom · 15'9" × 10'4" ·
Lower Level	Game Room · 38'6" × 22'7" ·
Lower Level	Storage · 6'11" × 4'1" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Smart Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Exterior Features:	Balcony, BBQ gas line, Lighting, Private Entrance, Private Yard, Rain Gutters, Storage
Patio And Porch Features:	Balcony(s), Deck, Enclosed, Front Porch, Patio, Pergola, Porch, Rear Porch, Side Porch
Lot Features:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Environmental Reserve, Front Yard, Gazebo, Gentle Sloping, Landscaped, Lawn, Many Trees, Private, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers, Views, Yard Lights
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-G
Listed Date:	Apr 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/108-posthill-drive-sw-calgary-a2303085/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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