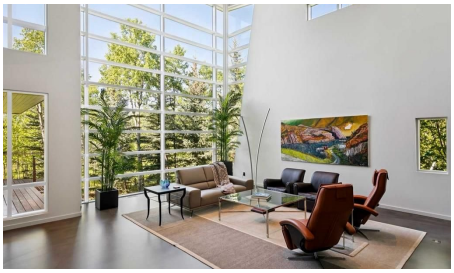
25 Posthill Drive SW

Calgary | Active | MLS® A2350069

$2,995,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2009**	**4,343 sq. ft.**

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Listed by RE/MAX First

A closer look

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 complement 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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350069
Bedrooms	4
Bathrooms	4
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
Total Living Area:	4,343 sq. ft.
Main Level Finished Area:	2,414 sq. ft.
Upper Level Finished Area:	1,929 sq. ft.
Below Grade Finished Area:	868 sq. ft.
Condo Fee:	$190.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Acreage:	No
Lot Area:	11,786 sq. ft.
Lot Frontage:	101'8½"
Front Exposure:	Southeast
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2009 (Age: 17)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2

Plan:	0710708
Heating:	Boiler, In Floor, See Remarks
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Concrete, Marble, See Remarks, Tile
Cooling:	Other
Fireplaces:	2
Fireplace Details:	Double Sided, Gas, Great Room, Primary Bedroom, See Remarks, Tile
Garage:	Yes
Garage Spaces:	4
Parking:	Heated Garage, Insulated, Quad or More Attached
Parking Places:	8
Parking Total/Covered:	8 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Springbank Hill
Amenities:	None
Appliances:	See Remarks

Inclusions:	Jan Kath Area Rug in Main Floor Living Room, All Artworks hanging on and/or attached to walls throughout
Restrictions:	Easement Registered On Title, Restrictive Covenant-Building Design/Size
Pets Allowed:	Yes
Main Floor	Dining Room · 21'10" × 16'7" ·
Main Floor	Foyer · 18' × 11'7" ·
Main Floor	Kitchen · 21'11" × 16'7" ·
Main Floor	Great Room · 26'8" × 24' ·
Main Floor	Office · 16'9" × 12'10" ·
Main Floor	Bedroom · 13'7" × 11'2" ·
Upper Level	Exercise Room · 14'1" × 12' ·
Upper Level	Laundry · 8'5" × 6'3" ·
Upper Level	Bedroom - Primary · 21'7" × 16'8" ·
Upper Level	Walk-In Closet · 11'3" × 10'3" ·
Upper Level	Bedroom · 16'8" × 12'10" ·
Upper Level	Bedroom · 13'8" × 12'10" ·
Lower Level	Game Room · 17' × 15'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Low Maintenance Landscape, No Neighbours Behind
Num. of Parcels:	0
Fencing:	None

Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-G
Listed Date:	Oct 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/25-posthill-drive-sw-calgary-a2350069/

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