

132 Posthill Drive, SW



Posthill Estates



From the moment you enter into this exquisite home you are sure to be impressed! Enter into a grand foyer with a handsome front door and eye-catching light fixture. Hand-scraped hickory floors add a natural element to the stunning dining room with coffered ceiling while large picture windows bring the outdoors in.

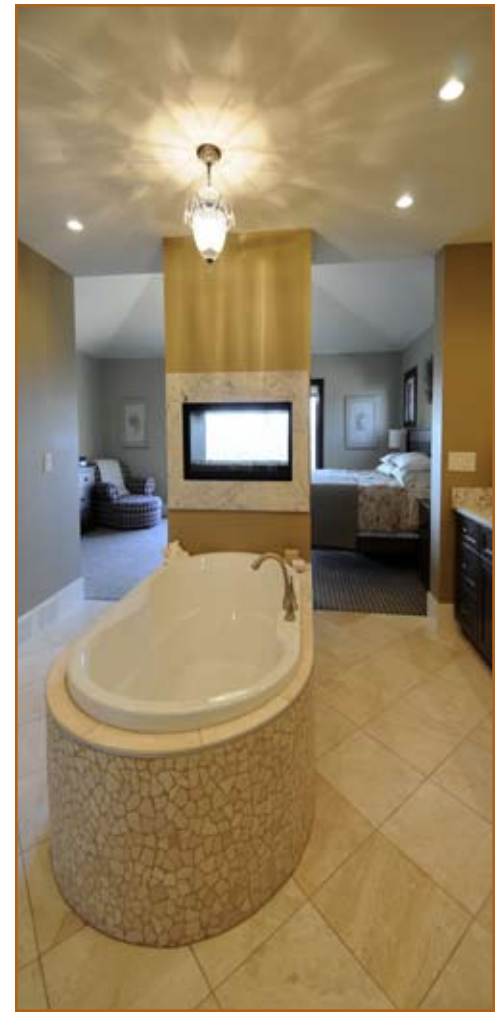


The dramatic great room is sure to take your breath away with a large, arched window with rich wood frame looking into the whispering aspens, a soaring 2-storey ceiling and an attractive 2-sided gas fireplace with a maple mantel and stylish glass mosaic tile.



Beautifully appointed with granite countertops, professional grade stainless steel appliances, lovely travertine tile floors and plenty of storage in maple cabinetry and a walk-thru pantry this kitchen is a gourmet's dream.





A large, vaulted master bedroom awaits you after a long day. Curl up with a good book and set your gaze to the tranquil treed area, or soothe sore muscles in a bubble bath while enjoying the warm, romantic glow of the fireplace from the master ensuite.

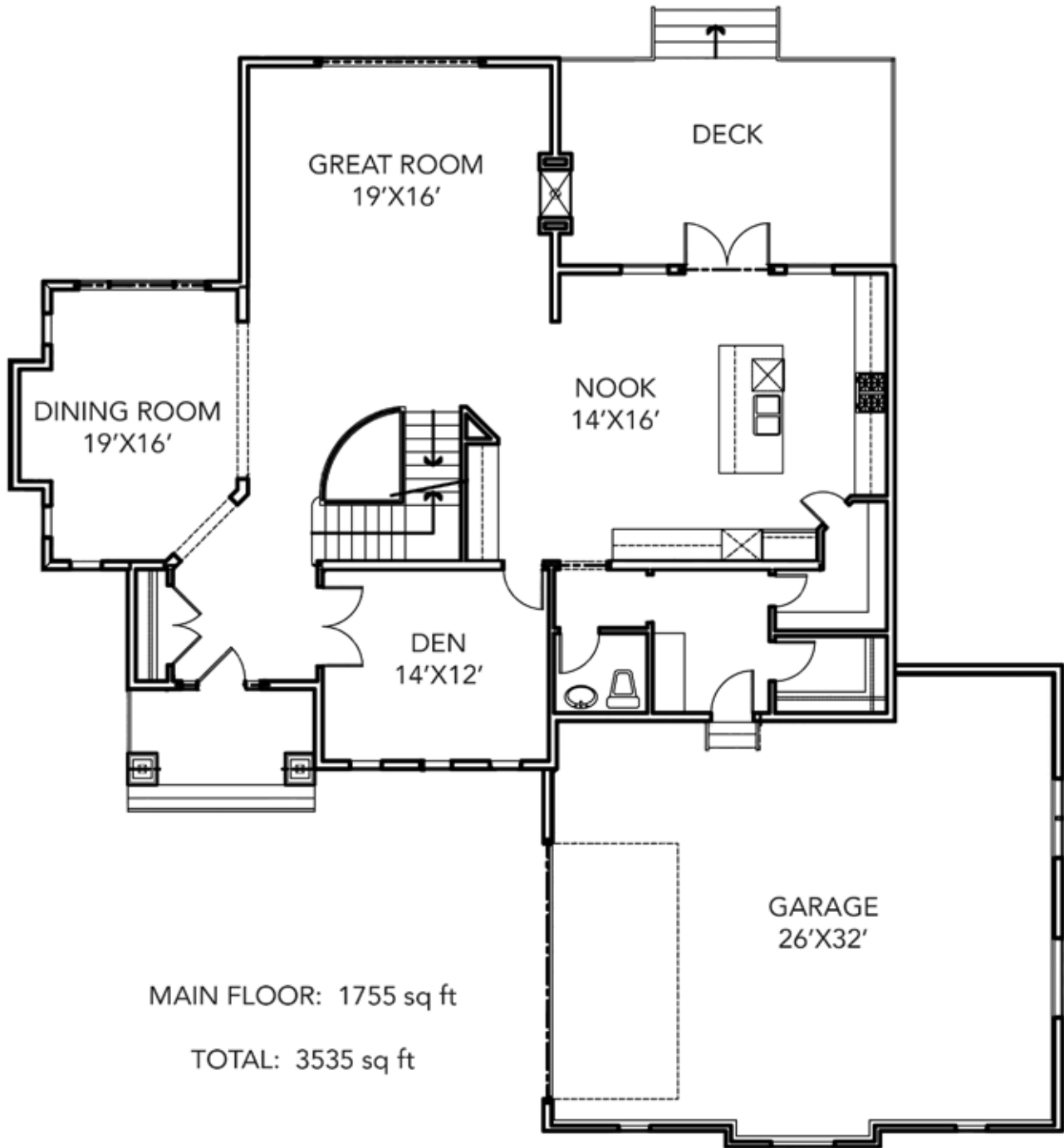


Double French doors lead into this stunning main level den with rich hardwood floors, several windows allowing natural light to pour in and a dramatic coffered ceiling.



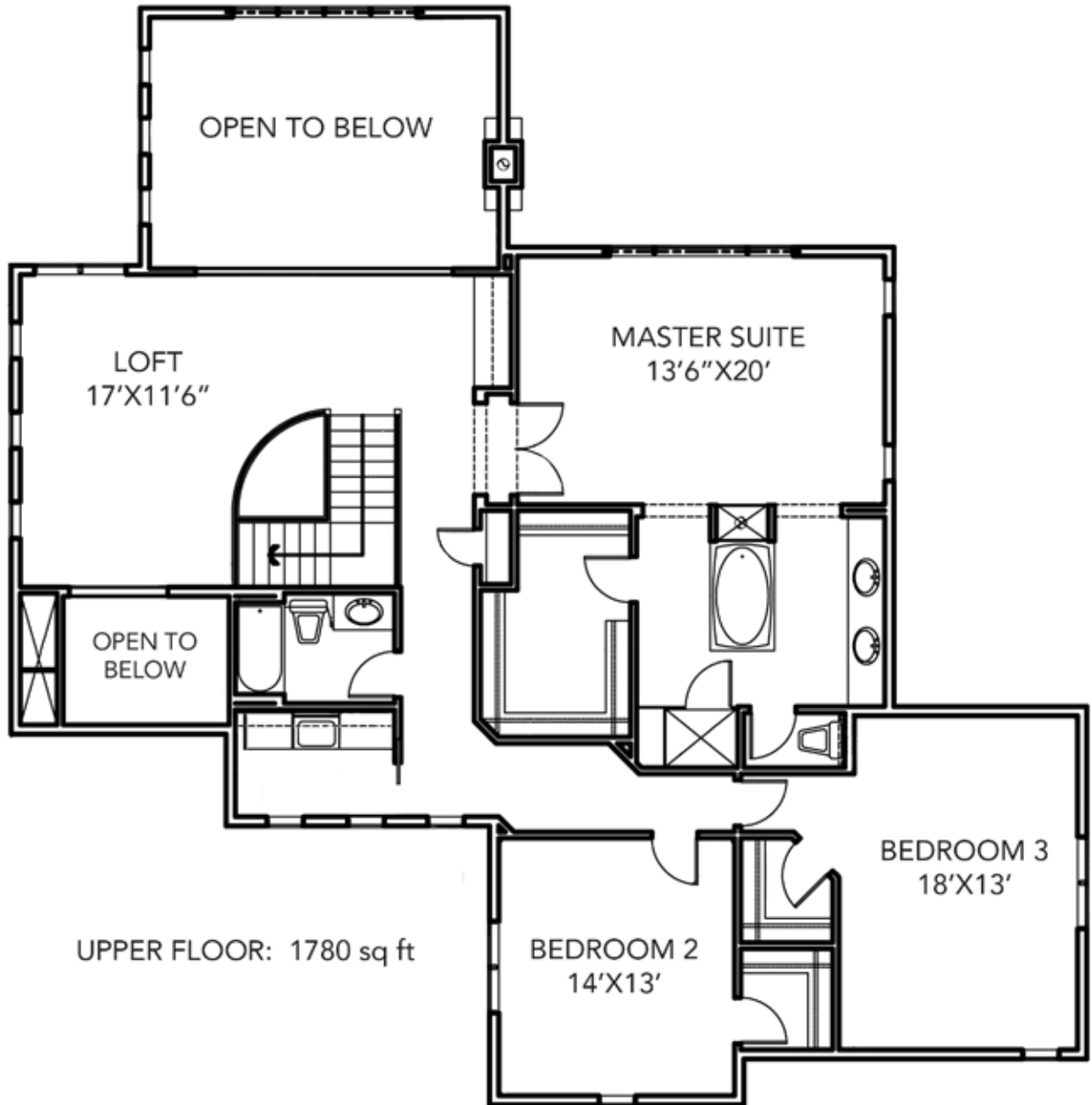
The basement has been masterfully designed for entertaining with a large wet bar and an expansive games area.

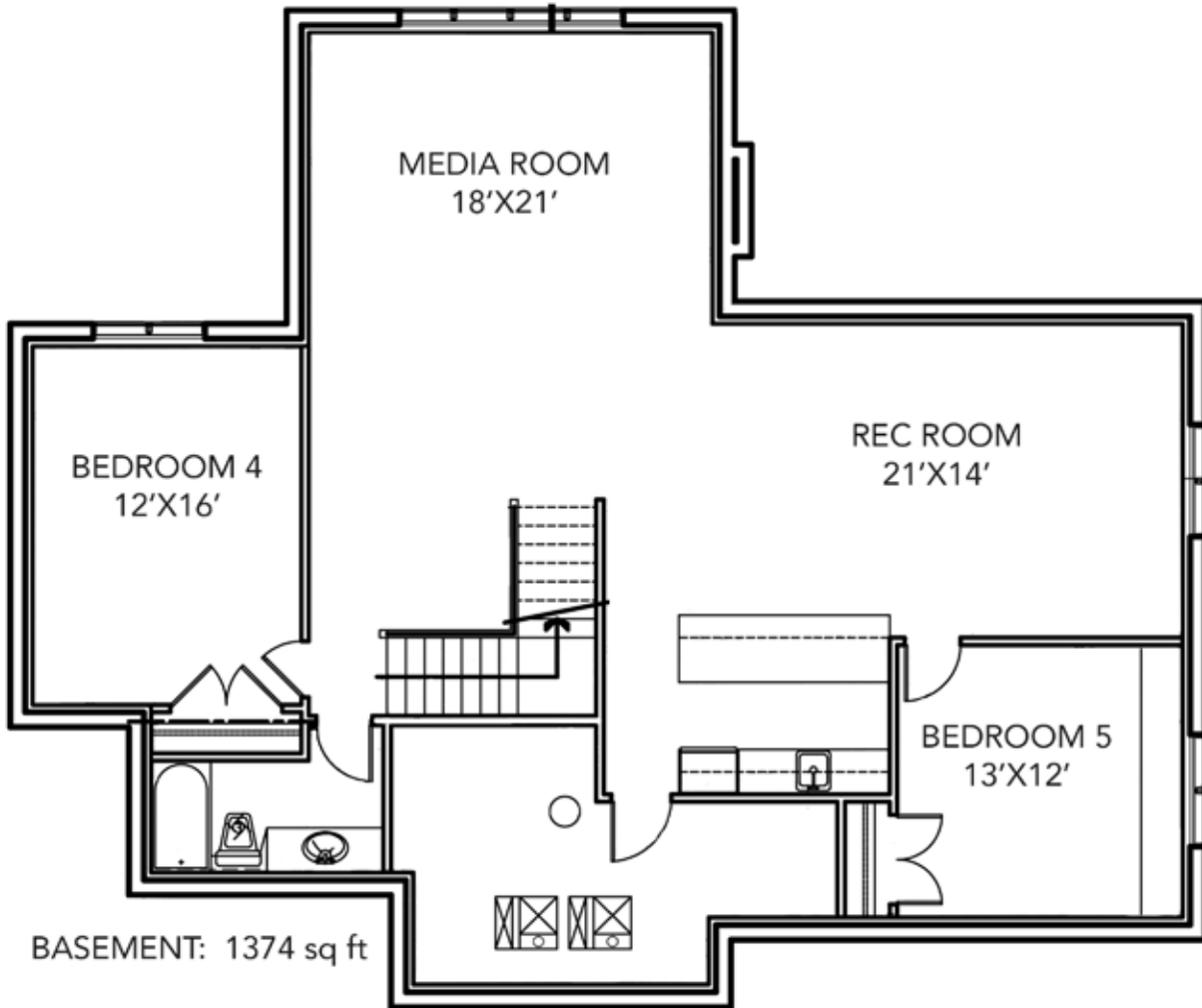




MAIN FLOOR: 1755 sq ft

TOTAL: 3535 sq ft





PLOT PLAN



#12 - 5080 - 12A Street S.E.
 Calgary, Alberta, Canada T2C 5K9
 PHONE: 214 3655 FAX: 214 1428
 E-Mail: survey@terramatic.com

CIVIC ADDRESS: 132 POSTHILL DRIVE S.W.
 MUNICIPALITY: CALGARY
 LOT 17B, BLOCK - , PLAN 071 0708
 SUBDIVISION: POST HILL
 CLIENT: SUBURBIA
 SCALE: 1:200
 FILE: 0812738
 DRAWN BY: SJ
 CHECKED BY: CDK
 DATE: JAN 22, 2008
 REVISION DATE: MAY 15, 2008

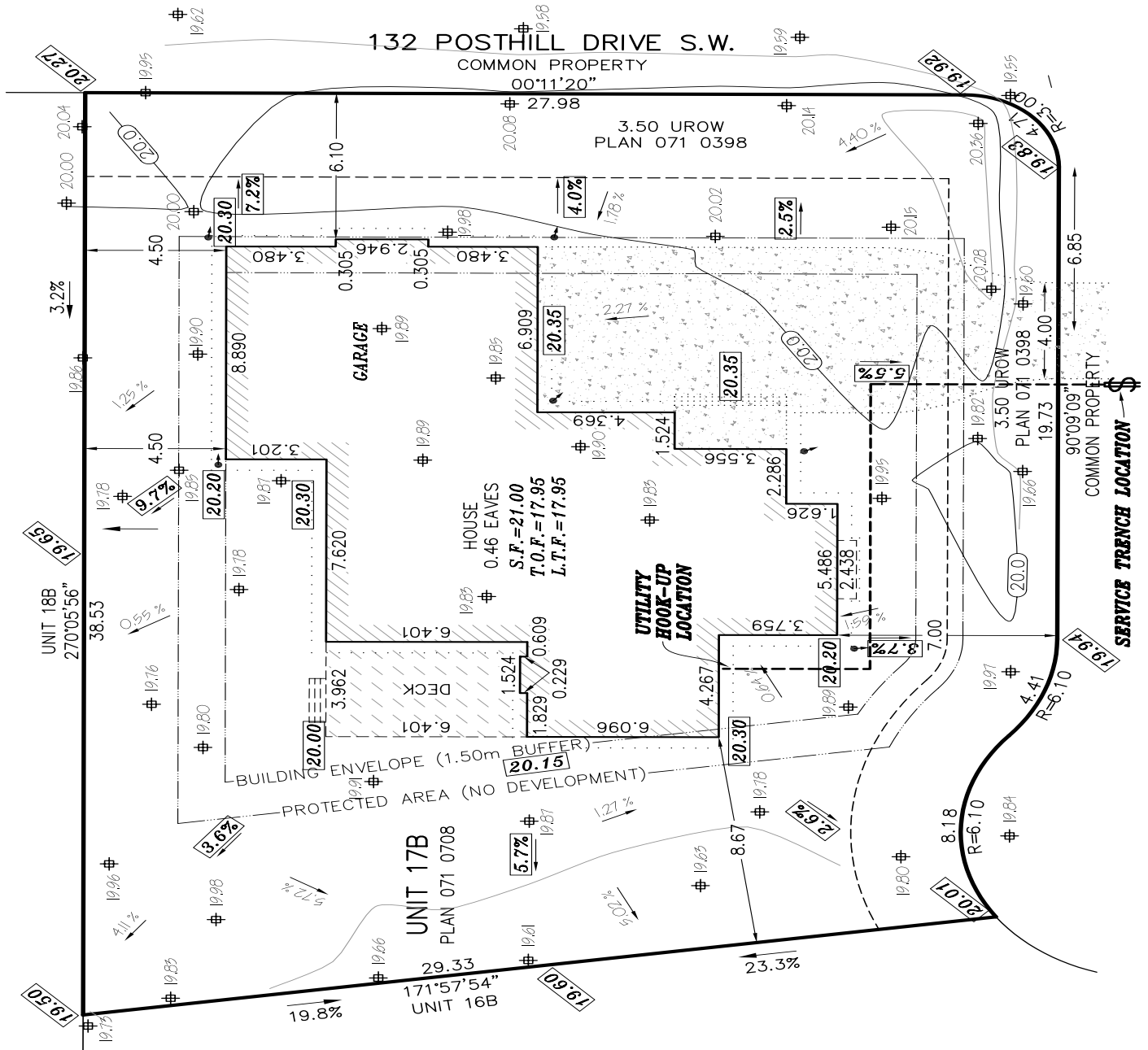
DOWNSPOUTS REVISED - TP

FOOTING (ATF) 17.95 (LTF) 17.95
 SUBFLOOR 21.00
 FINISHED GRADE (front) 20.35
 FINISHED GRADE (rear) 20.15
 GARAGE SLAB 20.35
 SETBACK 4.56m
 BUILDING AREA 276m²
 LOT AREA 1100m²
 % of COVERAGE 25 %

NOTE: GRADES SUBJECT TO CHANGE
 ALL DIMENSIONS TO BE CONFIRMED BY BUILDER

LEGEND

- 0.25 METRE CONTOURS (EXISTING) SHOWN THUS:
- 0.5 METRE CONTOURS (EXISTING) SHOWN THUS:
- EXISTING SPOT ELEVATIONS SHOWN THUS:
- EXISTING SLOPE GRADES SHOWN THUS:
- PROPOSED GRADES SHOWN THUS:
- DOWNSPOUT LOCATION AND DRAINAGE DIRECTION SHOWN THUS:
- ALL ELEVATIONS ARE GEODESIC +1200m





Nestled amongst the trees, this deck is an amazing place to spend some time. Sip on your morning coffee and catch a glimpse of some natural wildlife, or entertain guests who are sure to appreciate the cozy ambiance of the gas fireplace.



District:	C065 - Springbank Hill	MLS:	C3421581
Legal:	Condominium Plan 0710708 Unit 17B	Rooms:	8/3 with Den & Bonus Room +2
Zoning:	DC	Taxes:	\$4612 (2009)
Occupancy:	Seller	Year Built:	2008

Style:	2 Storey	PRICE:	\$1,550,000
Lot:	126' x 96' (38.53m x 29.33m)	Downpayment:	\$1,550,000
Size:	3533 SqFt (328.22 m2)	Front Exposure:	South
(Lower):	1374 SqFt (127.65 m2)	Landscaped:	Yes
Flooring:	Hardwood, carpet, tile	Fenced:	No
Heating:	Forced-Air (2), In-Floor	Exterior:	Stucco, stone
Fireplace:	Yes (2) gas-fuelled	Possession Date:	45 days/negotiable

Main Level:		Upper Level:	
Den:	14'0" x 12'0"	Bedroom 3:	18'0" x 13'0"
Dining Room:	12'0" x 17'0"	Loft:	17'0" x 11'6"
Great Room:	19'0" x 16'0"	Media Room (bsmt):	21'0" x 14'0"
Kitchen:	Island-style	Rec Room (bsmt):	18'0" x 21'0"
Nook:	14'0" x 16'0"	Bedroom 4 (bsmt):	12'0" x 16'0"
Master Bedroom:	13'6" x 20'0"	Bedroom 5 (bsmt):	13'0" x 12'0"
Bedroom 2:	14'0" x 13'0"		
Bathrooms:	(4) 1 - 2 piece, 2 - 4 piece, 1 - 5 piece ensuite		
Basement:	Full: developed with media room, rec room, 4th & 5th bed & full bath		
Parking:	4 car, double tandem, attached garage with remote door access (26'0" x 32'0")		

Included in Price:

Stainless steel kitchen appliances to include: Viking gas stove, integrated fridge with freezer drawer, Bosch hoodfan, LG microwave, dishwasher, garburator; also included are all window coverings, (1) garage door opener with (2) remotes, lawn sprinkler system, Tromm front-loading washer & dryer, air-conditioner, Danby bar fridge

Remarks:

Beautifully appointed executive home, nestled amongst the trees in the new community of Posthill Estates. A long list of impressive finishings: travertine tiles, 2-sided outdoor fireplace, coffered ceilings, handscraped hickory hardwood floors, and wood-framed windows are just a few. Main floor offers a stunning foyer with dazzling light fixture, spacious den overlooking the trees, elegant formal dining room with coffered ceiling, dramatic great room with gas fireplace & 2-storey ceiling, fully equipped mudroom. Outstanding kitchen offers granite counters, professional grade appliances, travertine tile floors, built-in telephone desk and plenty of storage in maple cabinetry and a walk-thru pantry. Upstairs, enjoy relaxing in the large, vaulted master bedroom which shares a 2-sided gas fireplace with the romantic ensuite. Also on the upper level: spacious bonus room with adjoining "study" complete with built-in desk, 2 large additional bedrooms, full bath and separate laundry. The full basement has been professionally developed with a large entertainment area to include a wet bar, family room and games area. Also downstairs: 4th and 5th bedrooms and full bath. Main level deck is tucked amongst the trees to ensure shade & privacy and enjoys a gas fireplace. 4 car, double tandem attached garage has plenty of space for all of your toys. A tranquil, natural backdrop can be enjoyed from the inside and out!

"Information concerning these premises is provided as a guideline only; independent advice concerning particular details of importance should be sought"

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