



2439 Uxbridge Drive NW
Calgary, Alberta

MLS # A2139374



\$2,295,000

Division:	University Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,359 sq.ft.	Age:	1967 (57 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Lawn, Garden, Interior		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Washer X2, Dryer X2, All Attached Light Fixtures, All Attached Window Coverings

Nestled back within a massive pie-shaped lot sits this meticulously renovated family home offering sophistication and comfort throughout. Walking up the manicured lot you're greeted by mature trees, thriving perennials, and an inviting front porch. Inside welcomes you with a grand central foyer and gorgeous hardwood floors that flow throughout the main floor. A formal living room is highlighted by a wood burning fireplace and vaulted ceilings connecting it to the dining room and kitchen. Adorned in natural light from the large glass doors that lead to the back deck and the overhead skylights, the kitchen is truly a chef's dream with Subzero and Wolf Appliances, ample cupboard space, extensive centre island, and stunning quartz counters, this is truly a space where friends and family will collectively gather. A sunken family room allows you to keep an eye on kids while you cook, offers another charming fireplace, and overlooks the lush rear yard. A front den offers separation from the main living space for the utmost privacy and is ideal as a home office or cozy library. Ascending to the second level you're presented with a large hallway, convenient laundry room with 2 Washers and Dryers, and 4 spacious bedrooms (three with ensuites). Shielded by the outside trees, with no neighbours behind, the serene primary is a private and tranquil setting boasting a custom dressing room and lavish ensuite complete with glass enclosed shower and clawfoot tub. Making your way down to the fully finished lower, you'll find a built-in bar leading to the expansive rec room and games area. A home gym showcases rubber flooring and a glass wall overlooking the rec room. A convenient den can be utilized as a guest bedroom while a generous cedar storage room can be easily converted to a wine cellar. Unwind after a long day at work in your west facing backyard oasis that backs on

to green space! A multi-tiered deck offers plenty of room to entertain/dine under the beautiful Alberta skies and gardening enthusiasts will absolutely fall in love with the mature trees, raised gardens, and flourishing perennials that sweep throughout the sprawling green space. This fabulous home is situated within steps to educational excellence such as Westmount Charter School and the University of Calgary, and is within minutes to McMahon Stadium, Foothills/Children's Hospitals, and the new shops and restaurants located within the University District. Come and experience all that this community has to offer and envision your family growing up in this incredible home.