



GRASSROOTS
REALTY GROUP

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2116 Uralta Road NW
Calgary, Alberta

MLS # A2207013



\$2,199,000

Division:	University Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,967 sq.ft.	Age:	1966 (59 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Tankless Hot Water, Vinyl Windows		

Inclusions: 2nd Dishwasher in pantry

A Rare Opportunity in University Heights. This exceptional estate home sits on a generous lot along a quiet, tree-lined street directly across from a serene park in the highly sought-after community of University Heights. Offering nearly 4,000 square feet of meticulously designed living space, this home has been completely reimagined through an extensive top-to-bottom re-build. Stripped to the studs and rebuilt with expert craftsmanship and premium materials, this home is virtually brand new—featuring a new roof, windows, doors, siding, electrical, plumbing, HVAC, insulation, drywall, concrete, fencing, landscaping, and more. Every detail was thoughtfully considered to create a one-of-a-kind property that blends timeless character with modern luxury. Highlights of this home include: A dream kitchen: A showpiece in both form and function with custom maple cabinetry, quartz counters, tile backsplash, under-cabinet lighting, and professional-grade appliances including a 48” Dacor gas range and 72” Dacor fridge/freezer. The butler’s pantry adds even more convenience with ample storage, a second dishwasher, a prep sink, and direct access to the backyard. The main living room centers around a striking quartz & tile gas fireplace, creating a warm and inviting space to gather. Upstairs, double doors welcome you into a dramatic and moody primary bedroom. Another set of double doors opens to the 5-piece ensuite, complete with a massive walk-in shower, island tub, dual vanity, and private water closet. The walk-in closet is outfitted with full wall-to-wall built-ins offering boutique-level storage. Upper Level: Also features two additional bedrooms, a spacious 4-piece bathroom, and a large laundry room with plenty of storage. Lower Level: Offers a stylish home office, a cozy living room with a wood-burning fireplace, and an impressive custom

bar and lounge area with direct access to the backyard through dual sliding glass doors—perfect for entertaining. Bonus Basement Level: Currently built-out as a home gym, this flexible space could easily function as a workshop, second office, craft room, playroom, wine cellar and more. The main basement features a 4th & 5th bedrooms, another full bathroom & a third living room. The fully fenced and professionally landscaped backyard is ideal for outdoor entertaining and family enjoyment. A west-facing stone patio courtyard at the front of the home is surrounded by mature hedges, offering both privacy and ambiance—especially lush in the summer months. The oversized driveway accommodates up to four vehicles and can double as a versatile sports court. The heated, insulated double attached garage completes this truly special property. This is not just a renovation—it's a transformation. You'd be hard-pressed to find another home with the depth of character, attention to detail, and bespoke finishes found here. This home must be experienced in person to be fully appreciated.