



2328 Uxbridge Drive Calgary Alberta

\$1,599,900

OPEN HOUSE SATURDAY JUNE 14th 2pm to 4pm 2328 UXBRIDGE DR NW Renovated Mid-Century Modern raised walk-up bungalow with over 3700 sq ft of developed living space in the sought after community of University Heights. This home is a stunning piece of art, with a professionally restored upper floor and mechanical functions of the home all being completed in 2019. Site finished oak floors throughout upper floor. Vaulted beamed ceiling. Tons of windows bring in lots of natural light and bring the outdoors in. Gorgeous dream kitchen with a huge island, tons of custom cabinetry, premium Blanc de Blanc natural Quartzite counter tops, quartz backsplash, & an impressive appliance package with a Thermador six burner plus grill gas range with double ovens, a full fridge & full freezer. Plus a big scullery pantry. Off the kitchen is patio doors to the deck and backyard with beautiful mature trees and landscape below for added indoor / outdoor living space. Open and spacious layout with the kitchen being open to a beautiful family room that is surrounded by windows with garden door to the balcony that stretches across the front of the home. Flat ceilings with efficient LED pot lighting and premium quality fixtures. Cozy living room area features a stone gas fireplace flanked by blue bookcases and is open to the dining area. The primary bedroom boasts a luxurious spa like ensuite with in-floor heat, quartzite countertop with dual sinks, stand alone soaker tub & steam shower. Large second bedroom and renovated full bath complete the main level. The lower level is mostly above ground, bright & spacious. Currently being used as a second living area for an adult family member, it has a huge rec room area with a bar with sink. A large third bedroom and third bathroom. Big flex room currently being used as an office for two. Proper mudroom back entry with laundry area with HE washer & ...

Foyer 12.33 Ft x 8.50 Ft

Family room 13.83 Ft x 19.17 Ft

Dining room 13.83 Ft x 8.50 Ft

Other 5.50 Ft x 8.92 Ft

Bedroom 13.67 Ft x 9.50 Ft

3pc Bathroom 8.67 Ft x 6.42 Ft

Kitchen 24.67 Ft x 12.67 Ft

Pantry 9.42 Ft x 6.17 Ft

Living room 18.00 Ft x 18.50 Ft

Living room 14.75 Ft x 17.25 Ft

Dining room 14.58 Ft x 11.25 Ft

Primary Bedroom 19.50 Ft x 13.17 Ft

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Listing Presented By:



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Century 21 Bamber Realty LTD.

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Office 18.67 Ft x 13.00 Ft

Other 8.75 Ft x 10.33 Ft

Laundry room 11.83 Ft x 7.75 Ft

Storage 9.67 Ft x 9.17 Ft

6pc Bathroom 9.50 Ft x 15.33 Ft

Bedroom 14.67 Ft x 10.17 Ft

4pc Bathroom 8.08 Ft x 7.58 Ft