



## 2336 Uxbridge Drive Calgary Alberta

\$1,750,000

Nestled in the prestigious community of University Heights in Calgary, this stunning property showcases the perfect blend of timeless elegance and contemporary design. Boasting a complete renovation in 2013, this home has been thoughtfully updated to meet the demands of modern living while preserving its classic charm. Step inside to discover a spacious and inviting open floor plan that seamlessly connects the living room, dining area, and kitchen. The abundant natural light flooding through large windows enhances the sense of space, creating a warm and welcoming atmosphere. Just off the front entrance the living room is designed for relaxation and entertainment, featuring a cozy fireplace and modern finishes. It's the ideal spot to unwind with family and friends after a long day. Right beside the living room you'll see the dining room and kitchen. The kitchen is the heart of the home, this gourmet kitchen, a chef's dream come true. With high-end Miele stainless steel appliances, granite countertops, and ample cabinet space, this kitchen is not only functional but also a focal point. The additional family room is just down the hall from the kitchen. The home offers 6 bedrooms, including a master suite that exudes luxury. With a spacious layout, a walk-in closet, and an ensuite bathroom, the master bedroom provides a private oasis to escape to. The renovated ensuite includes dual sinks and a makeup vanity, a large glass enclosed shower. The ensuite is completed by the soaker tub set right by the large window overlooking the yard. The finished basement offers extra living space and potential for a home office or gym. Enjoy Calgary's beautiful weather in the private backyard. The outdoor space is perfect for summer gatherings under the pergola or around the firepit, BBQs, and enjoying the tranquility of the lush low maintenance landscaping. Completing this home is an...

3pc Bathroom 7.83 Ft x 6.00 Ft

Bedroom 11.00 Ft x 11.92 Ft

Cold room 10.33 Ft x 6.33 Ft

Recreational, Games room 10.92 Ft x 30.25 Ft

Storage 11.00 Ft x 14.92 Ft

2pc Bathroom 6.92 Ft x 4.00 Ft

Laundry room 8.42 Ft x 11.25 Ft

Living room 12.17 Ft x 21.67 Ft

4pc Bathroom 11.67 Ft x 7.58 Ft

5pc Bathroom 13.33 Ft x 18.67 Ft

Bedroom 11.75 Ft x 9.08 Ft

Bedroom 8.50 Ft x 13.50 Ft

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Listing Presented By:



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Dining room 10.92 Ft x 20.00 Ft

Family room 11.92 Ft x 18.67 Ft

Foyer 7.92 Ft x 10.08 Ft

Kitchen 8.83 Ft x 20.00 Ft

Bedroom 8.50 Ft x 13.25 Ft

Bedroom 12.83 Ft x 11.92 Ft

Primary Bedroom 18.92 Ft x 18.75 Ft