



2439 Uxbridge Drive Calgary Alberta

\$2,295,000

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...

Family room 25.33 Ft x 14.33 Ft

Recreational, Games room 14.25 Ft x 10.08 Ft

Exercise room 20.17 Ft x 8.58 Ft

Storage 8.50 Ft x 6.50 Ft

Den 13.33 Ft x 9.67 Ft

4pc Bathroom .00 Ft x .00 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 10.92 Ft x 6.75 Ft

Primary Bedroom 16.58 Ft x 13.33 Ft

Bedroom 11.25 Ft x 8.67 Ft

Bedroom 18.17 Ft x 9.50 Ft

Bedroom 15.42 Ft x 10.92 Ft

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Kitchen	17.75 Ft x 14.25 Ft	4pc Bathroom	.00 Ft x .00 Ft
Living room/Dining room	22.67 Ft x 15.25 Ft	4pc Bathroom	.00 Ft x .00 Ft
Family room	21.92 Ft x 14.25 Ft	5pc Bathroom	.00 Ft x .00 Ft
Den	16.75 Ft x 11.75 Ft		