



## 2411 Juniper Road Calgary Alberta

\$1,450,000

Welcome to this impeccably renovated Mid-Century Modern home nestled into the hillside of the desirable community of Briar Hill. The modern amenities and architectural character mixed with panoramic west valley views are sure to impress. The pristine landscaping, curb appeal and unique luxury will be your first impression as you enter through the oversized front door into the foyer of your dream home. Next, step into the stylish and upgraded kitchen complete with hardwood floors, stainless steel appliances, JennAir Cooktop, Brizo faucet, integrated dishwasher, gorgeous concrete countertops, a large island, open shelving and huge windows looking out to the private, lush back yard that is perfect for entertaining. The living room overlooks the kitchen and dining area and features a high efficiency Stuv European brand wood burning fireplace with stunning details. This room is wired for ethernet and is flooded with natural light thanks to the sizable sliding glass doors leading to the balcony that spans the length of the upper level and showcases custom steel handrails and sun shades. A bright, serene master suite outfitted with built in closets and bedside storage that are wired for electronics, a live edge vanity, heated floors and a steam shower is the perfect way to unwind after experiencing that inner city lifestyle. Downstairs you will find 3 bedrooms, a second bathroom with a soaker tub, wall mounted taps and a rain shower as well as a beautiful laundry room, a large flex space, tons of basement storage and natural wool hypoallergenic carpet. A walk-out offers easy access to the backyard deck and yard where you can enjoy the evening curled up under the gazebo in front of the natural gas fire table. This home also has many surprises such as a theatre/media room, smart home automation lighting, wired for electric car charging, a new roof in 2018 that is prepped fo...

Furnace 11.17 Ft x 9.17 Ft	4pc Bathroom 7.67 Ft x 6.00 Ft
Storage 19.33 Ft x 14.33 Ft	Kitchen 15.17 Ft x 12.17 Ft
Recreational, Games room 20.83 Ft x 14.17 Ft	Dining room 12.17 Ft x 8.50 Ft
Laundry room 11.33 Ft x 9.33 Ft	Foyer 12.33 Ft x 7.33 Ft
Media 16.67 Ft x 12.50 Ft	Living room 20.17 Ft x 14.83 Ft
Bedroom 11.17 Ft x 11.00 Ft	Other 23.00 Ft x 4.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Bedroom 11.17 Ft x 8.83 Ft  
Bedroom 14.83 Ft x 11.00 Ft

Primary Bedroom 12.17 Ft x 11.83 Ft  
3pc Bathroom 12.00 Ft x 6.33 Ft