



2312 Juniper Road Calgary Alberta

\$2,300,000

Set on a spectacular 75' x 132' manicured view lot, this extraordinary hillside home offers over 4,300 sq ft of living space and greets you with 180 degrees of panoramic valley views, an inner-city sanctuary where low-maintenance gardens meet uncommon architectural quality. Step through the large foyer into a formal living area, where a wood fireplace and elegant wood console set a tone of quiet sophistication. The kitchen is where this home truly comes alive: Poggenpohl cabinetry, quartz surfaces, and a large eat-up island make it as functional as it is beautiful. A den with fireplace flows effortlessly from the kitchen to an amazing rear deck, ideal for morning coffee or evening entertaining against the valley backdrop. Underfoot, rich Merbau and Italian porcelain flooring carries that same sense of considered luxury throughout. The primary suite offers a true retreat, complete with a walk-in closet, 5-piece ensuite with steam shower, fireplace, and private deck. A second bedroom on the main level, also above grade, comes with its own ensuite and private entry from the rear deck, making this an ideal layout for empty nesters or professionals who value main-floor living without compromising on space. Downstairs, life continues with ease. Two additional bedrooms and a full bath provide flexibility for family, guests, or live-in support, while a spacious flex space with warm stained concrete floors adapts to your needs. A dedicated flex room, currently set up as a home gym, adjoins the wine room, perfect for those who want their fitness and their favourite vintage just steps apart. A triple garage offers height for up to 6-car storage, complete with in-floor heating and a 220V plug-in, backed by 200-amp electrical service throughout the home. A private elevator connects every level, adding effortless accessibility to this already exceptional property. Beyond the front do...

Living room 32.00 Ft x 16.92 Ft

Bedroom 17.00 Ft x 13.42 Ft

Exercise room 13.92 Ft x 12.67 Ft

Bedroom 11.67 Ft x 9.92 Ft

Wine Cellar 11.42 Ft x 6.17 Ft

Laundry room 10.67 Ft x 6.50 Ft

Living room 19.58 Ft x 14.67 Ft

Other 15.42 Ft x 8.08 Ft

Kitchen 19.25 Ft x 18.42 Ft

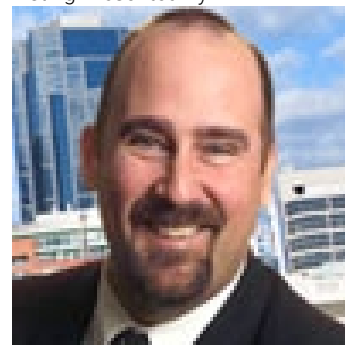
Primary Bedroom 17.92 Ft x 14.00 Ft

5pc Bathroom 17.67 Ft x 13.75 Ft

Other 15.92 Ft x 7.50 Ft

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Listing Presented By:



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Furnace	8.67 Ft x 6.50 Ft	Bedroom	13.83 Ft x 9.58 Ft
3pc Bathroom	8.58 Ft x 5.42 Ft	Other	13.42 Ft x 12.17 Ft
Dining room	21.33 Ft x 9.42 Ft	4pc Bathroom	7.75 Ft x 5.33 Ft
Living room	19.67 Ft x 14.92 Ft		