



## 2315 Juniper Road Calgary Alberta

\$1,260,000

Welcome to 2315 Juniper Road NW, a rare find located in West Hillhurst, one of Calgary's most sought-after neighborhoods. This tastefully updated walk-out bungalow offers 4 bedrooms, 2.5 bathrooms and nearly 2,800 sq. ft. of perfectly blended comfort and style. The exterior was transformed in 2022 with new shingles, stucco siding, decks, and a stylish garage door, enhancing the home's curb appeal. The low-maintenance yard bursts with vibrant plant life in the summer, creating a picturesque setting. As you step inside, you'll be struck by the pride of ownership evident throughout the home. The original hardwood floors have been meticulously maintained as has the rest of this home. The spacious living room seamlessly flows into the dining area and kitchen, where large windows frame breathtaking views of downtown Calgary. Take note of the functional built-in cherry wood China cabinet in the dining room, a gorgeous piece of the original home that offers ample storage. The main floor features two bedrooms plus a primary suite with convenient half bath. The main bathroom was fully renovated in 2020, boasting a double vanity, luxurious steam shower, and an oversized soaker tub, perfect for relaxation. Downstairs, the expansive entertainment area awaits, along with another large bedroom, a renovated bathroom, and laundry room. The updates continue into the utility room and include a newer furnace, tankless water heater, humidifier, water softener, and electrical panel all updated in 2020. The walk-out basement leads to a private, covered deck, and provides easy access to your expansive 6,588 sq. ft. lot. The south-facing backyard is a personal oasis with four distinct areas to enjoy the stunning views, host alfresco meals, relax in cozy corners, or feel immersed in nature. West Hillhurst offers residents lush green spaces, including West Hillhurst Park and the scenic Bow River...

3pc Bathroom 10.25 Ft x 8.50 Ft

Bedroom 14.25 Ft x 13.83 Ft

Family room 10.67 Ft x 9.25 Ft

Recreational, Games room 24.75 Ft x 26.17 Ft

Storage 15.92 Ft x 9.25 Ft

Furnace 10.08 Ft x 7.42 Ft

5pc Bathroom 11.83 Ft x 6.67 Ft

Bedroom 11.50 Ft x 12.33 Ft

Bedroom 13.17 Ft x 12.17 Ft

Dining room 12.33 Ft x 9.92 Ft

Kitchen 11.83 Ft x 13.50 Ft

Living room 16.75 Ft x 19.50 Ft

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Listing Presented By:



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2pc Bathroom 5.75 Ft x 9.33 Ft

Primary Bedroom 13.17 Ft x 11.75 Ft