



GRASSROOTS

REALTY GROUP

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**18 Juniper Ridge
Canmore, Alberta**

MLS # A2283118

\$1,774,900



Division:	Silvertip		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,322 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Outside		
Lot Size:	0.13 Acre		
Lot Feat:	Many Trees, Views		

Heating:	Central, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Other, See Remarks	Condo Fee:	\$ 88
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Welcome to Canmore's most nature rich neighborhood, located in Silvertip Resort. Here you will find this exceptional three-level duplex offers more than 3,250 square feet of refined mountain living—quietly positioned along a semi-private road where the pace slows and nature sets the tone. A sense of stillness settles in, from the moment you arrive. Lush evergreens cradle the home, filtering sunlight and creating a natural sense of seclusion. The surrounding greenery invites slower mornings with coffee in hand, peaceful afternoons lost in a good book, and mystical evenings spent beneath a sky full of stars. Step inside, and the home reveals itself with intention. The main living level feels expansive yet grounded—an open-concept design that flows effortlessly around a central kitchen adorned with granite countertops, an ideal gathering place after a day exploring the mountains. Soaring, south-facing windows stretch upward, flooding the space with golden light while framing breathtaking Rocky Mountain vistas that evolve beautifully with each passing hour and season. With four spacious bedrooms and three well-appointed bathrooms, the home easily accommodates family life and weekend guests alike. The top-floor primary suite is a sanctuary of its own—elevated, private, and thoughtfully designed for rest and retreat. A charming laundry chute adds a touch of everyday ease, while just beyond, a versatile lofted space awaits your imagination—perfect as a home office, yoga studio, reading loft, or creative escape. Function meets lifestyle with a generous driveway and double-car garage, offering ample space for vehicles, outdoor gear, and all the essentials of mountain living. Just moments away, enjoy world-class golf at Silvertip Golf Course, future amenities at the planned village centre, and the rejuvenating

experience of Everwild Nordic Spa just down the hill. Behind the scenes, the home reflects meticulous care and thoughtful upgrades: (ask your Agent for attached list). New high-efficiency Trane furnace (2017) New in-slab hot water tank (2024) New PEX water lines (2023) Electronic air cleaner (2017) Durable 50-year composite roof (2011) Quiet. Private. Sun-drenched. Surrounded by nature. This is Silvertip living at its most elevated—a seamless blend of mountain serenity, timeless design, and enduring comfort. Book your private viewing today and experience it for yourself.