



GRASSROOTS
REALTY GROUP

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2320 Juniper Road NW
Calgary, Alberta

MLS # A2337036



\$3,994,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	5 Level Split		
Size:	3,132 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Additional Parking, Aggregate, Driveway, Front Drive, Garage Door Opener, C		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Smart Home, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound		

Inclusions: Bang & Olufsen Media Center x2 with 1 TV and built in speakers x 5, Potted Plants and Trees, Raised Herb Garden, BBQ, All attached lighting, Scholtes Espresso Machine Built-in, MartinLogan Theatre Surround Sound, Runco Theatre Projector and media tower, Theatre Seats, Control4 System with Remotes, Security System with Cameras, Gym TV and TV Mount

Presenting an iconic Calgary home with over 6600 sqf of developed space, undeniable curb appeal, lush landscaping, solar, and irrigated grounds. The entrance, inspired by Frank Lloyd Wright's Fallingwater, features a two-storey design and expansive windows flooding the space with light. The main living area and lower levels, connected to a triple garage, can be accessed from this point. Ascending the stairs, arrive in the striking foyer that flows down the spacious hallway to the entertaining focal point of this home – or find access to the children's wing of the home. The chef's kitchen, adorned with a honed marble counter and a butcher block prep area, is equipped with premium appliances including a 6-burner Bertazzoni Gas Range, Sub-Zero Refrigerator and Wine Cooler, Miele built-in Ovens and Dishwasher, and a Scholtes espresso maker. Ample storage is provided by Empire cabinets, and the kitchen also features a showcase art wall hosting the security system and automatic blinds with Control4 Home Automation. The dining room and family room, equipped with a Bang & Olufsen media center, offer views and abundant natural light. The Rosenthal House provided the inspiration for the sweeping curved staircase with solid maple floors; flanked by windows along the atrium. The floor to ceiling windows and multiple skylights affords a feeling of continuity between the indoor and outdoor living space. Masterful design for entertaining centred around the majestic wood burning fireplace. The owners retreat, atop the staircase, offers vaulted ceilings and stunning sunset views to the West. The multi level ensuite features Italian tile embellishments in the steam shower, an oversized vanity, bidet, and a personal health area with a freestanding air jetted tub. The walk-in closet is designed like a boutique with cedar lined cabinetry. The fully customized Home

Theatre provides a cinematic experience with MartinLogan audio and Runco visual systems, motorized seats, custom illustrations, and Control4 access. The terraced back yard is reminiscent of Japanese gardens with a newly refinished Batu patio and integrated water feature. Mature trees and lush foliage create an oasis for outdoor living with an attached greenhouse/sunroom, and a dog run . The kids wing offers two corner bedrooms, a bright bathroom, and a rumpus room in a separate enclave, perfect for guests as well. The lower level features a secondary primary suite - great for an office or nanny/guest suite, heated floors, storage rooms, a fitness area, and an oversized laundry room with a sewing workshop. The triple heated garage has coated floors, a plumbed dog wash, and additional storage. The home showcases exceptional curb appeal with aggregate walkways, wood and copper accents. A true must-see that exemplifies luxury living.