



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2312 Juniper Road NW
Calgary, Alberta

MLS # A2347579



\$2,300,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,519 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Concrete Driveway, Front Drive, Garage		
Lot Size:	0.23 Acre		
Lot Feat:	Few Trees, Interior Lot, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stone, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

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 door, Briar Hill

delivers on lifestyle: top-rated schools, boutique shopping, and everyday retail are all just minutes away, keeping you close to everything while feeling worlds apart. This is more than a home; it's a fresh take on relaxed, elevated living in one of Calgary's most coveted estate communities.