



**23 Juniper Ridge
Canmore, Alberta**

MLS # A2125645



\$3,249,000

Division:	Silvertip		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,454 sq.ft.	Age:	1998 (26 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Corner Lot, Few Trees, Views		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tile	Condo Fee:	\$ 119
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Post & Beam, Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	none		

Nestled within Canmore's exclusive Juniper Ridge enclave, this refined 6-bedroom walkout bungalow presents a rare opportunity. With vaulted ceilings & French country timber beams, the open floor plan gracefully envelops an expansive great room adorned by a striking wood-burning fireplace & floor-to-ceiling windows, framing breathtaking mountain panoramas. A gourmet kitchen and adjoining dining area share captivating southern vistas, while the spacious master suite boasts a walk-in closet, ensuite bath, and access to the patio featuring an outdoor fireplace and hot tub. Additionally, a dream office/second bedroom & laundry room complement this floor perfectly. The lower level offers ample family space with a large recreation room, wet bar, four bedrooms, two baths, and large storage room, all opening to a private 12,200 sq.ft lot backing onto serene mountain landscapes. Enjoy two generous outdoor patios amidst naturally treed surroundings, double attached garage, steps away from Silvertip Golf Course/restaurants and Canmore's trail system, with downtown just a 10-minute bike ride away. Awe-inspiring architecture, superior craftsmanship, prime lot positioning, and exceptional value.