

**32030 Kodiak Springs Road**  
**Rural Rocky View County, Alberta**

**MLS # A2321813**



## \$3,499,000

<b>Division:</b>	Bears paw Country Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	5,324 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	7 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Insulated, Oversized, Paved, Quad or More		
<b>Lot Size:</b>	2.02 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Gazebo, Landscaped, Lawn, Views, Water		

<b>Heating:</b>	Central, In Floor, Fireplace(s), Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Engineered Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	Party Hot Tub 10 PERSON		

Welcome to 32030 Kodiak Springs Road, located in the prestigious Bears paw Country Estates community. This extraordinary custom-built estate offers an unparalleled blend of luxury, craftsmanship, and timeless elegance, featuring over 7,800 square feet of meticulously designed and fully developed living space. At the heart of the home is a spectacular chef's kitchen, thoughtfully crafted to impress both culinary enthusiasts and entertainers alike. Premium built-in appliances, a gas range with a custom hood fan, expansive countertops, and extensive custom cabinetry combine beauty with functionality. A well-appointed butler's pantry offers exceptional storage and preparation space, making hosting effortless. Throughout the residence, exquisite custom tile detailing is seamlessly integrated into both floors and walls, reflecting the home's exceptional attention to detail. The luxurious primary retreat is a private sanctuary, featuring custom flooring, a stunning crystal chandelier, and a spa-inspired seven-piece ensuite complete with a steam shower and in-floor heating. An expansive walk-in closet with custom built-ins provides abundant storage and organization. Designed and completed as part of the home's original construction, the fully finished lower level is a seamless extension of the residence's superior quality and craftsmanship. This exceptional space is tailored for entertainment and relaxation, featuring a fully customized wet bar with a dishwasher and beverage refrigerator, a dedicated fitness area, and an impressive home theatre for the ultimate cinematic experience. Radiant in-floor heating throughout the lower level ensures year-round comfort. The exterior of this remarkable estate is equally impressive. An oversized heated RV garage is complemented by a separate oversized heated triple-car garage featuring in-floor heating, providing exceptional space for

vehicles, recreational equipment, and storage. Professionally landscaped grounds back onto a tranquil pond and scenic walking paths, creating a picturesque setting surrounded by mature trees, lush gardens, and thoughtfully curated plantings. Custom stone entrance pillars provide a grand welcome and establish the home's impressive presence from the moment you arrive. Offering an unmatched combination of sophisticated design, premium amenities, and breathtaking surroundings, this exceptional residence epitomizes luxury living in one of Bearspaw's most sought-after communities. A rare opportunity to own a truly distinguished estate.