

\$1,999,999 - 32020 Kodiak Springs Road, Rural Rocky View County

MLS® #A2106209

\$1,999,999

5 Bedroom, 5.00 Bathroom, 3,501 sqft
Residential on 2.01 Acres

Bearspaw Country Estates, Rural Rocky View County, Alberta

Welcome to your dream acreage home, 32020 Kodiak Springs Road. Nestled in the heart of Bearspaw's serene landscape, this modern bungalow is a testament to luxury living tailored for those who appreciate the finer details in life. Sitting proudly on TWO ACRES of pristine land, this home offers an unparalleled blend of sophistication and comfort, designed meticulously to cater to every desire. As you approach this exquisite property, the TRIPLE CAR GARAGE AND SEPARATE SINGLE CAR GARAGE hints at the grandeur that awaits within. Step inside and be greeted by beautiful tiling that paves the way through nearly 7,000 square feet of developed space. The open floorplan is a harmonious blend of elegance and warmth, with massive windows inviting an abundance of light, creating a vibrant atmosphere that is both welcoming and awe-inspiring. The heart of this home lies in its massive primary suite that seamlessly opens onto the deck, offering views that promise tranquility with each sunrise. The heated outdoor pool, a jewel in its crown, beckons you to indulge in blissful relaxation or entertain guests in style amidst the backdrop of nature's masterpiece. The ensuite is a sanctuary of its own; featuring a massive steam shower, soaker tub, and a large double vanity with a built-in TV mirror - it's where luxury meets relaxation. For those



who love to entertain, the theatre room, complete with a wet bar and additional entertaining space, is your stage. Whether it's movie nights or celebratory gatherings, create memories that will last a lifetime here. The expansive lower level unfolds into four additional bedrooms, each thoughtfully designed to ensure comfort and privacy for family and guests alike. This space truly caters to a diverse range of lifestyle needs with touches like a large storage space, making it perfect for multi-generational living and large families. Beyond the confines of this magnificent home lies a superb community brimming with expansive walk paths. It's an invitation to explore the great outdoors and bask in the serenity that Bearspaw has to offer. At 32020 Kodiak Springs Road, every detail has been carefully curated to ensure not just a house, but a home that embraces you with warmth, luxury, and unrivaled comfort.

Built in 2017

Essential Information

MLS® #	A2106209
Price	\$1,999,999
Sold Price	\$1,950,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,501
Acres	2.01
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	32020 Kodiak Springs Road
Subdivision	Bearspaw Country Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 0B6

Amenities

Amenities	None
Parking	220 Volt Wiring, Asphalt, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Paved, Single Garage Detached, Triple Garage Attached

Interior

Interior Features	Bar, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Steam Room, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Garburator, Gas Cooktop, Microwave, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Gas Grill, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Lawn, No Neighbours Behind, Paved, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 13th, 2024
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Date Sold	March 1st, 2024
Days on Market	17
Zoning	R-1
HOA Fees	1300.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Coldwell Banker Mountain Central

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