



**7 Kodiak Springs Cove**  
**Rural Rocky View County, Alberta**

**MLS # A2314263**



**\$2,150,000**

<b>Division:</b>	Bears paw Country Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,887 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Native P		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Stone	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	3-26-3-W5
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, French Door, Granite Counters, Natural Woodwork, Pantry, Wet Bar		

**Inclusions:** Hot Tub; Table on the Top Deck

\*Watch our Cinematic Video\* Positioned in the prestigious community of Bears paw Country Estates, this exceptional nearly 5,700 sqft of living space, walkout bungalow offers refined acreage living with sweeping west-facing views, an oversized triple attached garage, and unmatched privacy just 10 minutes from Calgary and 15 minutes to downtown Cochrane. Designed for both luxurious everyday living and effortless entertaining, the home features soaring vaulted ceilings, expansive windows, rich custom detailing, and a thoughtful open-concept layout. The modern farmhouse kitchen is beautifully appointed with custom maple cabinetry, granite countertops, premium appliances, and flows seamlessly into the spacious living and dining areas anchored by a striking stone fireplace. The primary retreat offers a true spa experience with heated limestone floors, dual vanities, an air-jet soaker tub, and a walk-in shower with body jets. A dramatic spiral staircase leads to the fully developed walkout level complete with a spacious family room, wet bar, theatre room with 7.2 surround sound, fitness area, full bath, and two additional bedrooms, including one with a private ensuite. The property is equally impressive with a rebuilt west-facing deck, award-winning landscaping, mature trees, extensive irrigation, outdoor speakers, and a secluded hot tub retreat area. Additional upgrades include in-floor heating, newer west-facing windows and doors, a Navien tankless water heater, upgraded security system, and garage heat rough-in. A rare opportunity to own a meticulously maintained luxury estate offering the perfect balance of tranquility, sophistication, and convenience in one of Bears paw's most sought-after communities.