

\$799,900 - 540 N Bear Paw Lane, Colorado Springs

MLS® #1670118

\$799,900

3 Bedroom, 3.00 Bathroom, 2,317 sqft

Residential on 0.35 Acres

High Valley Park, Colorado Springs, CO

Welcome to a rare gem tucked away on one of the most desirable streets in the Broadmoor area. Situated on over a third of an acre, this thoughtfully designed ranch-style home offers privacy, serenity, and a connection to nature—backing directly to the tranquil Cheyenne Creek. Towering trees, lush landscaping, and a generous deck create the perfect backdrop for quiet mornings or evening gatherings. Inside, the layout is open and inviting. The spacious great room is anchored by a gas fireplace and flanked by large windows that bring in soft, natural light. The kitchen blends style and function with extensive cabinetry, a central island with breakfast bar seating, and a sunny breakfast nook with views of the surrounding greenery. A formal dining area with hardwood floors and crown molding sits just off the foyer and connects to a beautiful office through French doors. With built-in desks, shelving, and a bay window, this study is ideal for working from home or creative pursuits. The primary suite is a true retreat, featuring its own fireplace, generous closet space, and a luxurious bath with dual vanities, a custom walk-in shower, and thoughtful finishes. Two additional bedrooms are conveniently located near a full bath with a jetted tub. A large laundry room with exterior access adds practicality, while the attached two-car garage provides ample space for vehicles and storage. Enjoy the peaceful sound of water flowing through the creek just beyond your backyard, or explore nearby



amenities just minutes away”including the Broadmoor, top-rated Cheyenne Mountain schools, and quick access to Hwy 115 and I-25. Combining comfort, setting, and location, this home presents a unique opportunity in a sought-after neighborhood.

Built in 1975

Essential Information

MLS® #	1670118
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	2,317
Acres	0.35
Year Built	1975
Type	Residential
Sub-Type	Single Family
Status	Active

Community Information

Address	540 N Bear Paw Lane
Subdivision	High Valley Park
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80906

Amenities

Utilities	Electricity, Natural Gas Connected
# of Garages	2

Interior

Interior Features	Great Room, Skylight (s)
Appliances	Dishwasher, Dryer, Microwave Oven, Oven, Range Oven (Gas/Elec), Refrigerator
Heating	Forced Air, Natural Gas

Cooling	Ceiling Fan(s), Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Main, Two, Wood
Stories	Ranch
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	Level, Mountain View, Trees/Woods, Stream/Creek
Roof	Metal
Construction	Existing Home
Foundation	Crawl Space

School Information

District	12-Cheyenne Mountain
Elementary	Broadmoor
Middle	CheyenneMountain
High	CheyenneMountain

Additional Information

HOA Fees	0.00
HOA Fees Freq.	Not Applicable

Listing Details

Listing Office	Pulse Real Estate Group LLC
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