

\$2,249,900 - 7110 N Cairnhill Way #lot 36/2, Eagle

MLS® #98950777

\$2,249,900

5 Bedroom, 5.00 Bathroom, 4,270 sqft
Residential on 0.55 Acres

Valnova Estates Subdivision, Eagle, ID

Experience elevated luxury in this modern custom cottage by Paradigm Construction, thoughtfully designed with upscale finishes including Balboa oak hardwood floors, custom walnut cabinetry, Pella windows, and quartzite surfaces. The open-concept layout showcases a vaulted great room, gourmet kitchen with premium appliances and walk-in pantry, and seamless indoor-outdoor living via sliding glass doors to a spacious entertaining deck. The main-level primary suite features a spa-inspired bath and dual closets, complemented by a convenient guest suite. Upstairs offers two bedrooms, a game room, and TV lounge with private balcony, while the lower level includes a generous bonus room for flexible living. Set in Eagle’s 6,000-acre Valnova community, residents enjoy a recreation lake and beach, indoor/outdoor pool, Glencara Recreation Village, fitness center, overwater boat house, and courts for tennis and pickleball—plus access to scenic trails and community parks.



Built in 2026

Essential Information

MLS® #	98950777
Price Per SQFT	\$527
Bedrooms	5
Bathrooms	5.00
Square Footage	4,270

Acres	0.55
Year Built	2026
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	7110 N Cairnhill Way #lot 36/2
Area	Eagle - 0900
Subdivision	Valnova Estates Subdivision
City	Eagle
County	Ada
State	ID
Zip Code	83616
Builder	Paradigm

Amenities

Utilities	Sewer Connected
Parking Spaces	5
Parking	Attached, Finished Driveway
# of Garages	5
Golf Course	N

Interior

Interior Features	Bed-Master Main Level, Guest Room, Den/Office, Formal Dining, Family Room, Great Room, Rec/Bonus, Two Master Bedrooms, Double Vanity, Walk-In Closet(s), Breakfast Bar, Kitchen Island	
Appliances	Dishwasher, Disposal, Oven/Range Freestanding	
Cooling	Central Air	
Fireplace	Yes	
Fireplaces	One, Gas	
Stories	Two Story w/ Below Grade	
Primary On Main	Yes	
Two Primary Bedrooms	Yes	

Exterior

Lot Description	1/2 - .99 AC, Garden
Roof	Composition
Foundation	Crawl Space

School Information

District	West Ada School District
Elementary	Star
Middle	Star
High	Eagle

Additional Information

Date Listed	June 12th, 2025
Days on Market	111
Zoning	R-1
HOA Fees	\$240
HOA Fees Freq.	Monthly
New Construction	Yes
Tax Year	2024
Office	Amherst Madison
Contact Info	mike@amherst-madison.com

Listing Details

Listing Office	Amherst Madison
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Listing information last updated on October 14th, 2025 at 12:33pm MDT