

# \$795,000 - 22 Old Cougar Lane, Garden Valley

MLS® #98961247

**\$795,000**

4 Bedroom, 3.00 Bathroom, 2,000 sqft  
Residential on 2.50 Acres

0 Not Applicable, Garden Valley, ID

Brand-new mountain home in Garden Valley! Nestled on 2.5 acres with amazing mountain views. This home blends modern comfort with the outdoor lifestyle. Quality finishes/Live edge wood siding. Beautiful interior finishes. Anderson Fibrex windows, Bosch appliances. Open kitchen, inviting great room, and private primary suite create the perfect retreat. Relax on the deck, watch wildlife, and enjoy year-round recreation just minutes away—rafting, hot springs, trails, and golf are near by (Terrace Lakes Resort). Private pond with deck/dock (potential to stock with fish) and golf tee area to hit floating balls into pond. Property offers amazing views and mountain relaxation.

<https://360idaho.tf.media/Media/download2.asp?A75BF8F8D4E44CC18BC026AF0D1013E5>

Built in 2024

## Essential Information

MLS® #	98961247
Price Per SQFT	\$398
Bedrooms	4
Bathrooms	3.00
Square Footage	2,000
Acres	2.50
Year Built	2024
Type	Residential
Sub-Type	Single Family w/ Acreage



Status	Active
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### Community Information

Address	22 Old Cougar Lane
Area	Garden Valley - 1425
Subdivision	0 Not Applicable
City	Garden Valley
County	Boise
State	ID
Zip Code	83622

### Amenities

Utilities	Broadband Internet
Waterfront	Pond
Horses	Yes
View	Yes
Golf Course	Y

### Interior

Interior Features	Bath-Master, Two Kitchens, Breakfast Bar, Pantry, Kitchen Island, Solid Surface Counters
Appliances	Electric Water Heater, Dishwasher, Disposal, Microwave, Refrigerator, Water Softener Owned
Heating	Wood, Ductless/Mini Split
Cooling	Ductless/Mini Split
Fireplace	Yes
Fireplaces	Wood Burning Stove
Stories	Two Story w/ Below Grade

### Exterior

Lot Description	1 - 4.99 AC, Garden, Golf Course, Horses, Irrigation Available, Views, Auto Sprinkler System, Drip Sprinkler System
Roof	Metal, Architectural Style
Foundation	Slab

### School Information

District	Garden Valley School District #71
Elementary	Garden Vly
Middle	Garden Valley
High	Garden Valley

## Additional Information

Date Listed	September 11th, 2025
Days on Market	23
Property Taxes	\$878
Tax Year	2024
Structures	Storage Shed, Separate Living Quarters
Office	Fathom Realty
Contact Info	kim@idaholifehomes.com

## Listing Details

Listing Office	Fathom Realty
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Listing information last updated on October 12th, 2025 at 5:03am MDT