

**\$1,171,000****16528 King's Way Drive
Anchorage, AK 99516****8 beds
9 baths
7,553 sq ft****MLS #: 25-11630**

Courtesy of My Favorite Realty LLC



Single Family Home

ESCAPE TO THIS BEAR VALLEY RETREAT! - Tucked high in the sought-after Bear Valley of Anchorage, this extraordinary retreat offers the best of Alaska living - sweeping mountain vistas, unmatched privacy, and endless opportunity. Bear Valley is renowned for its beauty, serenity, and proximity to the city while still feeling a world away. Now, you are invited to experience this remarkable setting and imagine it as your own. Set on over 13 pristine acres - with an additional 3-acre parcel available - this 7,550 sq. ft. residence is more than a home; it's a canvas for possibility. A meandering creek and a private pond grace the property, creating a tranquil environment where the sounds of flowing water and the sight of visiting moose, bears, eagles, and other wildlife make each day feel like a true Alaskan escape. The property can be operated as a successful bed and breakfast, with extended-stay and long-term rental potential. Rooms currently rent for over \$1,000 per month for the winter season, underscoring the strong investment appeal. With its expansive square footage, thoughtful layout, and incredible views, the home also offers the opportunity to complete updates and finishing touches for more income potential or transforming it into a grand personal residence. From the moment you arrive, you'll feel the sense of retreat - the kind of place where guests never want to leave. Towering mountains, Alaskan wilderness, and endless skies create a backdrop that changes with every season. Here, your vision can take root: a welcoming lodge, a family compound, a luxury rental, or your own statement home in one of Anchorage's most desirable settings. Bear Valley is calling. Come stay, breathe, and take it in. You may never want to leave - and the good news is, you don't have to. Call and set up a showing today!

Property Features

- **Property Type:** Single Family Home
- **Sub Type:** Single Family Home
- **Listing Status:** Active
- **County/Area:** Anchorage Municipality
- **Zip Code:** 99516
- **Year Built:** 2002
- **Elementary School:** Bear Valley
- **Middle School:** Goldenview
- **High School:** South Anchorage
- **Sq.Ft.:** 7,553 sq ft
- **Style:** Split Level
- **Stories:** Split Level
- **Bedrooms:** 8
- **Full Baths:** 9
- **Zoning:** R10 - Residential Alpine/Slope
- **Area:** 25 - Dearmoun Rd - Potter Marsh
- **Construction Status:** Existing Structure
- **Directions:** From Anchorage take Hwy 1 to Old Seward Hwy/ Rabbit Creek Rd exit, turn Left. Follow for approximately 3 miles and turn Right onto Clarks Rd. Stay Right on Clarks Rd/ Kings Way Dr, property on Right.
- **Exterior Finish:** Metal
- **Foundation Details:** Block, Slab, None
- **Foundation Type:** Block, Slab
- **Lot Features:** Gently Rolling, Level, Gentle Sloping
- **Lot Size Area:** 591196
- **Lot Size Source:** Tax Authority
- **Lot Size Square Feet:** 591196

- **Garage:** 3 Car
- **Lot Size:** 13.57 acres
- **Listing Office:** My Favorite Realty LLC
- **Baths:** 9
- **View:** City Lights, Inlet, Mountain(s)
- **Waterfront:** Creek, Pond, Little Rabbit Creek

- **Lot Size Units:** Square Feet
- **MLS Area Major:** 1A - Anchorage Municipality
- **Main Type:** Residential
- **Parking Features:** Attached, Heated Garage
- **Prop Type:** Residential - Single Family
- **Region:** 1 - Southcentral Alaska Region
- **Residential Type:** Single Family Res, B & B Potential
- **Roof:** Metal
- **Sewer:** Septic Tank



Scott Blair

My Favorite Realty
634 South Bailey Street Suite 106
Palmer, AK 99645
[907-746-HOME](tel:907-746-HOME)

