

COMPASS



Eldorado Springs

3400 Eldorado Springs Drive



Set beneath the ancient sandstone walls of Eldorado Canyon, this extraordinary modern alpine estate was designed by acclaimed architect David Biek, built by master builder Kevin Cowan, featured in Colorado Homes and Lifestyles magazine, and televised on the Lynnette Jennings Show. Exceptional stonework, patinaed copper, rich hickory and beech floors, & soaring ceilings make the architecture feel alive with intention - a home that belongs to its canyon as completely as the ancient rock above.

Step inside: radiant-heated floors underfoot, canyon light flooding through enormous windows. Two stained glass windows bracket the day — morning light pours across the great room wall at sunrise; the west-facing sunset window in the solarium off the crafting loft closes the day in warm color. Three bedrooms, two full baths, and powder room. Carlos Steybe's cherry millwork fills every turn. The great room's soaring 25-foot stone fireplace commands the space; the family room hearth burns real wood.

The chef's kitchen: floor-to-ceiling pantry, Sub-Zero, dual Wolf ranges, Bosch dishwasher, built-in cherry breakfast table. The dining room holds a Steybe-built table and chairs alongside his cherry hutches.

The third-floor sanctuary: beech floors, walls of glass, two private patios to the canyon — office, meditation room, or yoga studio. The owner has kept bees on the adjacent roof, where the air is clean and the world falls quietly far below.

Walk the labyrinth at dusk — plumbed for water and gas, awaiting your vision of fire and flow. Harvest from the biodynamic garden, entertain at the built-in outdoor kitchen, soak in the hot tub under a wide Colorado sky. Eldorado Springs water flows to every faucet and shower.

An ancillary building houses the wine cellar — vendange table, bench seating, 3,000+ bottles behind artisan copper doors — and a recording studio with acoustic baffling and beech floors. The non-conforming guest cottage, full wood shop, open garden shed, and large storage shed complete this once-in-a-generation estate.







## A PLACE THAT CHANGES YOU

There are properties you buy. And then there are places that choose you.

Eldorado Canyon has drawn seekers for more than a century — climbers who come for the ancient sandstone, artists who come for the light, musicians who come for the silence between sounds, and people who simply feel, the moment they arrive, that something here is different. The air. The scale of the rock. The way the canyon holds you.

3400 Eldorado Springs Drive sits inside all of that.

Designed by acclaimed architect David Biek, built by master builder Kevin Cowan, and featured in Colorado Homes and Lifestyles magazine and televised on the Lynnette Jennings Show, this modern alpine estate does not merely occupy the canyon — it belongs to it. Exceptional stonework and masonry echo the geology of the cliffs above. Patinaed copper exterior elements have weathered into the same warm tones as the canyon walls at golden hour. The architecture doesn't announce itself. It settles in.

### STEP INSIDE

Feel it before you see it: the warmth of radiant-heated floors rising through your feet, the hush that falls when the door closes behind you, the quality of the canyon light coming through walls of glass.

Then the morning happens. One of the home's two stained glass windows was built specifically to receive the morning light — shaped to catch it, positioned to pour it across the great room wall at sunrise. It is the kind of detail that stops people. A window that is also a clock, a calendar, a daily ceremony.

Carlos Steybe's cherry millwork runs through every room of this home — a sculpted archway that slow your pace as you move through it, thick wood doors throughout, and custom cabinetry made by his hand in every kitchen, bath, and built-in in the house. Rich hickory floors run through the main levels. This is woodworking as devotion.

Above, an airy loft holds long worktables — the kind of surface that invites sustained making, surrounded by ample storage for crafts, architectural drawings, fishing tackle, or whatever you're into. Step through into the adjacent solarium, gathered and bright, where the second stained glass window faces west: a sunset window that closes each afternoon in warm amber light.



## FIRE AND WARMTH

On a cold canyon evening, you have choices. The great room gas fireplace comes to life with a touch — a soaring 25-foot column of beautiful stonework that rises to the ceiling, commanding the space with the same authority as the canyon walls outside. On a winter evening, with the fire lit and the canyon beyond the glass going dark, this room is everything a modern alpine home should be.

And then there is the family room — the room the house was built around.

The work of a master bricklayer, this historic space features a floor-to-ceiling brick fireplace, rounded brick doorways, and arched brick openings, all in solid brick — not veneer. It is genuine craftsmanship, the kind that is increasingly rare. The result is a room that feels grounded, warm, and a little apart from everything else — a quieter counterpoint to the home's more dramatic spaces, with a fire that is simply, satisfyingly real.



## THE KITCHEN, DINING, & THE TABLE

The kitchen is built around serious cooking. A cherry pantry rises floor to ceiling — deep, well-shelved, the kind that changes how you shop and plan. The cabinetry throughout is Steybe's work, custom-made like everything else he touched in this house. A Sub-Zero French door refrigerator and freezer anchor the storage. A Wolf range with oven and a Wolf countertop range stand ready: the home was designed for the kind of meals that fill a long table and linger past midnight. A Bosch handles the cleanup. The breakfast room holds a built-in cherry table where the morning stretches unhurried, the canyon light coming in low and golden.

The dining room is something else entirely. Steybe built the table and chairs by hand using old-world craftship. Cherry hutches line the walls. To sit here is to understand what it means to eat in a room made with the same devotion as the house around it.

## THE THIRD FLOOR — WHERE THE VIEWS LIVE

Climb to the top of the home and everything opens up.

Beech floors run underfoot, the only place in the main residence where you'll find them (the other is in the recording studio). Huge windows frame the canyon. Two private patios extend the space outward into the open air; these are the views that stop mid-sentence conversations — unobstructed, sweeping, the canyon held in every direction.

Beautiful cherry built-ins line the walls, ample and beautifully made. A work table anchors the space. A gas fireplace holds the room on cold canyon evenings. It is fully equipped to be whatever you need it to be — office, meditation room, yoga studio — and entirely its own world.

The owner has kept bees on the adjacent roof, tending hives where the canyon air is clean, and the world below feels beautifully, quietly far away. Whatever this floor becomes for its next steward, it will be a place they return to every single day.



## THE LAND AS A SANCTUARY

Step outside and feel the property shift into something harder to name. This is land with a spiritual quality — ancient, held, quietly alive in a way that makes you want to move through it slowly.

The labyrinth invites that slowness. Already plumbed for water and gas — the infrastructure for fire and flow is in place, waiting for the next owner's vision to bring it fully alive. For now, walking it at dusk as the canyon goes quiet around you is already its own kind of ceremony. The meditation corner at its edge offers stillness and stone and the particular silence of a canyon evening.

Harvest from the biodynamic vegetable garden in the early morning when the light is low and golden. Wander the English garden where structure and abundance coexist. Sit beside the fountain as the afternoon moves through. Cook at the built-in outdoor kitchen — for a crowd or for no one at all, just because the evening is beautiful. Soak in the hot tub as the canyon fills with stars.

A wall of an artist's bronze castings punctuates the landscape — forms that have aged into the setting as if they always belonged.



## THE WINE ROOM & RECORDING STUDIO

Separate from the main house, an ancillary building brings together two of the property's most extraordinary spaces.

Step through the artisan copper doors into the wine room: with capability for temperature- and humidity-control to the standards serious collectors require, with 1,000+ bottles in purpose-built storage. Anchored by the vendange table ringed by built-in bench seating — it is a singular space where conversation deepens, laughter flows, and an evening becomes a memory.

Up the stairs and through another door: the recording and mixing studio. Acoustically baffled, purpose-designed, finished with beech flooring. Room built to hear everything, plus a half bath. Acclaimed musicians have recorded here. Whether you are a working artist, a podcaster, a music lover, or someone who has always wanted a space built entirely around sound — and focus — this room will exceed what you imagined. Or make it your office.

This building also has a spacious owners closet, with mechanicals, shower, and storage.



## THE WATER

Eldorado Springs water is award-winning — recognized as one of the purest in the world, and the geology of this canyon explains why. Each drop takes a 6,000-year journey through deep natural sandstone formations, a filtration so ancient and thorough that it leaves the water free of man-made contaminants and rich with a naturally balanced profile of electrolytes and minerals. It has been celebrated for generations. People seek it out. They drive for it.

At 3400 Eldorado Springs Drive, it flows from every faucet, every showerhead, every fixture in the home. You brush your teeth with it. You cook with it. You stand under it every morning. It is an amenity so rooted in place that it cannot exist anywhere else. A dedicated irrigation well separately sustains the property's extensive gardens.



## THE GUEST COTTAGE

The non-conforming guest cottage is exactly what it should be: simple, cozy, and private. A complete kitchenette, a lofted bedroom, a bath, and a quiet deck looking out over the biodynamic vegetable garden — the kind of morning view that makes coffee taste better. It is warm, unpretentious, and genuinely its own space.

## THE MAKER'S SPACES

In addition to the loft space inside the big house, you have a full wood shop for serious making. An open garden shed for accessible, well-organized storage. A large enclosed storage shed for everything else a full Colorado life requires. And beneath the main house, a deep crawlspace with a full vapor seal offers yet another substantial storage area — this estate is genuinely, exceptionally well-provisioned.



## THE CANYON, THE TOWN, THE WORLD

Steps from the door: Eldorado Canyon State Park, world-class climbing, iconic trails, the legendary Eldorado Springs Pool. Minutes away: Boulder, one of the most vibrant and culturally rich cities in the American West. An hour from Denver International Airport. Close enough to everything. Far enough from everything else.

## THIS IS THE ONE

Some people spend their whole lives looking for a place that feels like it was made for them — where the architecture and the landscape and the life they want to live all come into alignment at once.

3400 Eldorado Springs Drive is that place. Conceived by one visionary owner, brought to life by architect David Biek and builder Kevin Cowan, and stewarded with love and deep intention by one family over a lifetime. It will not come again.





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