LUXURY PROPERTY ON 3.88 ACRES OVERLOOKING CODY



$3,849,000

Canyon Real Estate, LLC
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Discover a truly exceptional luxury property overlooking Cody, Wyoming, where impeccable craftsmanship, cutting-edge technology, and breathtaking surroundings come together to create a one-of-a-kind offering. Situated on 3.88 acres atop an elevated hill, this remarkable estate captures panoramic views of the city, Olive Glenn Golf Course, and the surrounding mountain ranges. Offering privacy, premier construction, and an extraordinary setting, this is a legacy property unlike anything else on the market.

The main residence is newly constructed in 2026 and showcases an uncompromising level of quality and attention to detail. Featuring 4 bedrooms and 4 bathrooms, the home seamlessly blends sophisticated design with modern convenience. An exceptional indoor-outdoor kitchen, elegant quartzite countertops, ambient lighting, integrated high-end technology, convenient pop-up kitchen outlets, and a primary bathroom towel warmer are just a few of the thoughtful details that elevate everyday living. Expansive views are maximized throughout the home, while the builder's meticulous attention to detail is evident in every finish and feature. A spacious 3-car garage with 10-foot-wide by 8-foot-tall doors adds convenience and functionality.

The property also includes a separate shop with living quarters, offering an additional bedroom, bathroom, and high-end technology. With 12-foot-wide by 13-foot-tall garage doors, the shop provides versatile space for equipment, recreational vehicles, hobbies, or a variety of other uses. Both residences feature city services.

Beyond the residences, the location is equally impressive. Elevated above Cody, the property enjoys sweeping views across town and in every direction toward the surrounding mountains, with Olive Glenn Golf Course nearby. A short walk provides access to miles of public land for hiking, riding, and outdoor recreation, while Yellowstone National Park is approximately 50 minutes away. Combining extraordinary construction, modern luxury, panoramic views, and convenient access to both town and the outdoors, this is a rare opportunity to own a truly distinctive Northwest Wyoming estate.



Main House



View of Cedar &
Rattlesnake Mountains



View of Carter Mountain



Main House & Guest House



Great Room





Gas Fireplace





Office or Bedroom

Off of Great Room





Tile Flooring

With In Floor Heat

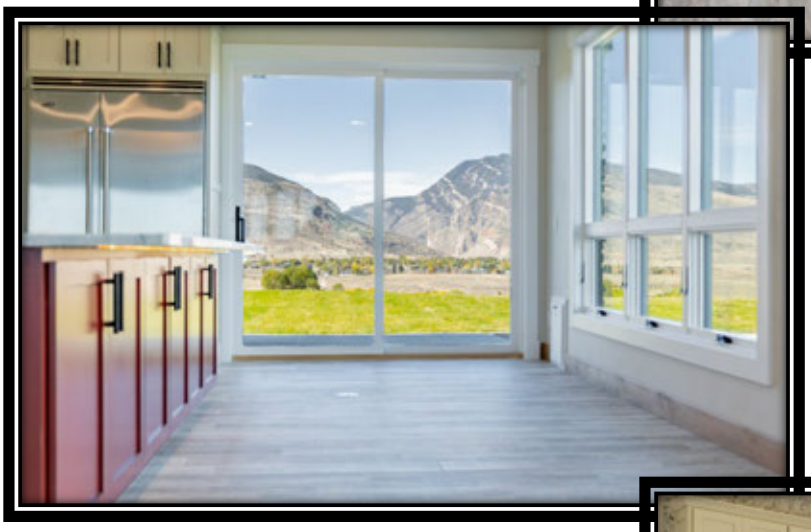




Kitchen/Dining

With Mountain Views





Spectacular Views

From Dining Area

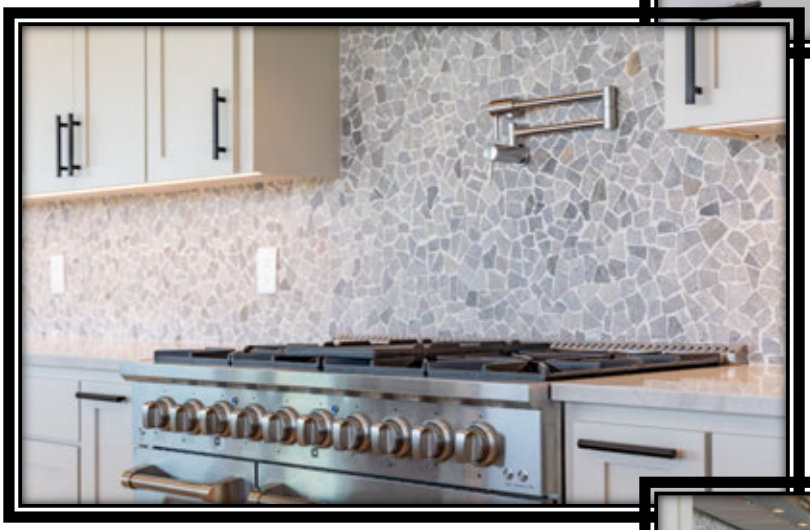




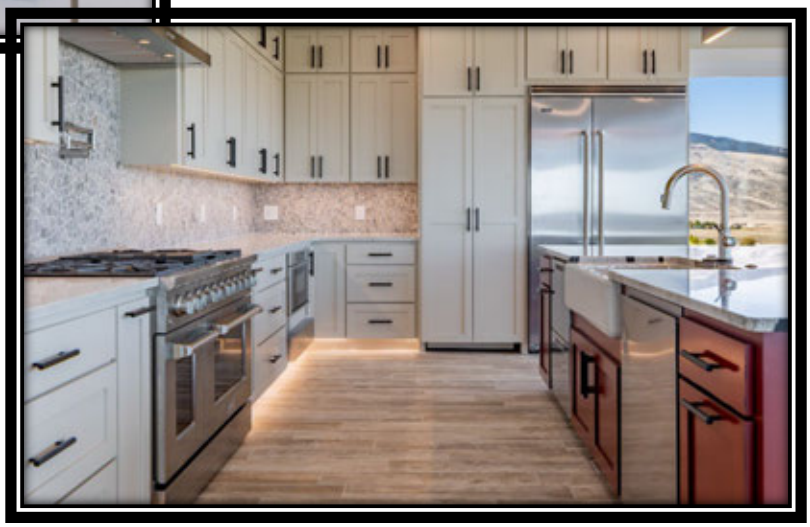
Granite Island



Double Oven



Pot Filler over Gas Stove



Quartzite Countertops

And Lutron Lighting

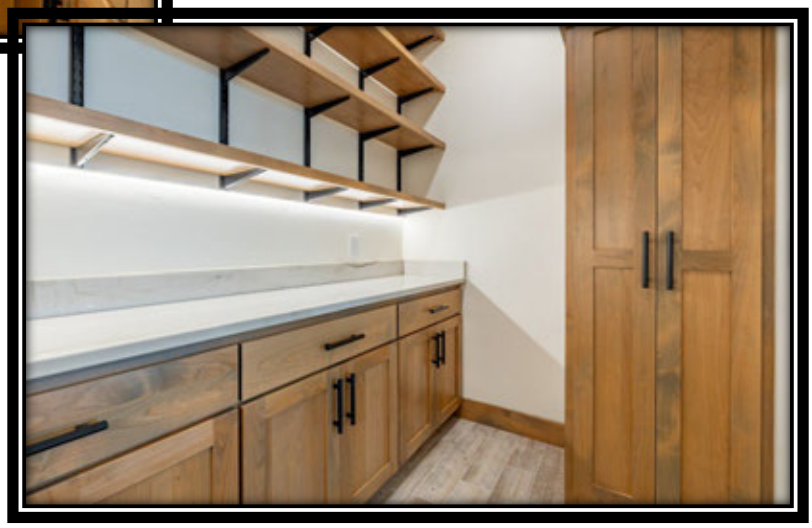


Pop Up Outlet in Countertop



Hidden Walk-In Pantry





Hidden Pantry

With Motion Sensor Lighting

And Under Shelf LED Lighting



In Home Kitchen

Looking into

Indoor/Outdoor Kitchen





Indoor/Outdoor

Kitchen



Indoor/Outdoor

Kitchen





A/C and Heat



Master Suite





Walk-In Closet

With LED Lighting

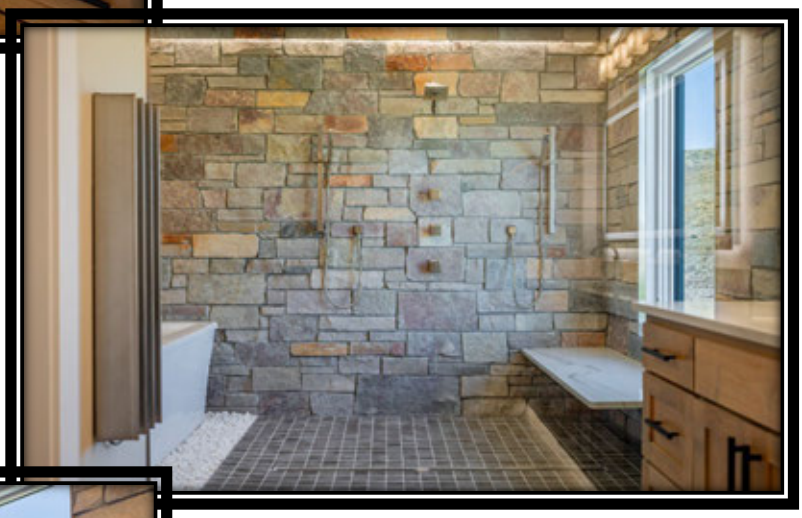


Gas Fireplace



Master Bathroom

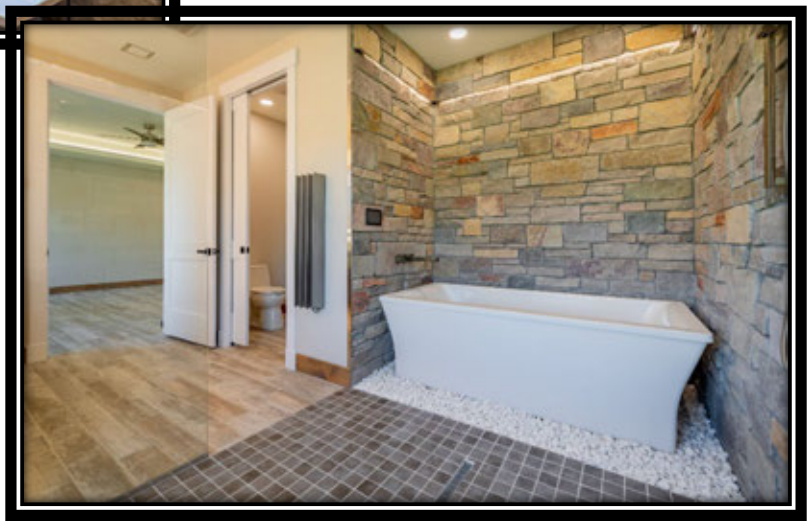
Lit/Heated Mirror



Automated Shower



Shower With Views



Soaking Tub



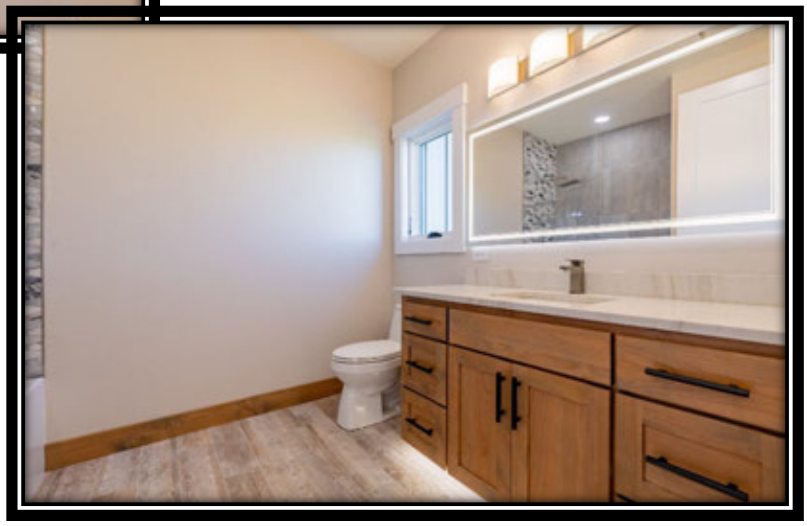
Bedroom Three

And Bath





Shower with Lighting

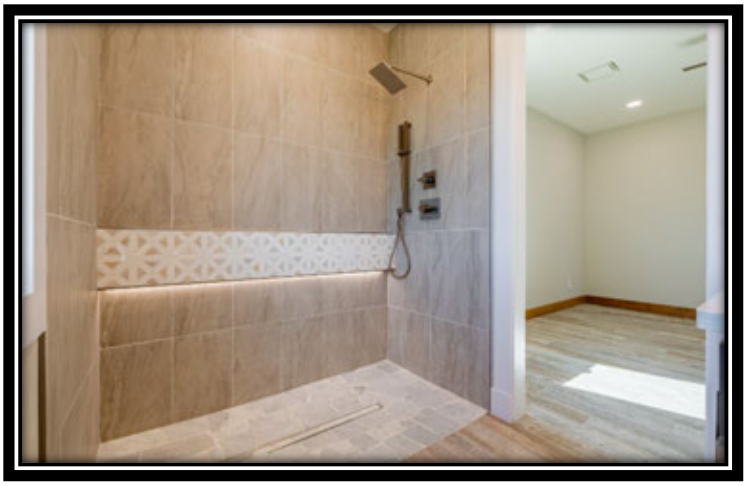


Lit/Heated Mirror



Bedroom Four and Bath







Laundry



Guest Bath



Main House

With Views of Cedar and

Rattlesnake Mountains







Sliding Glass Doors

To Patio



Main House







View of Heart Mountain



3 Car Attached Garage





View of Heart Mountain



LED Multi Color

Eave Lighting on Home



View of Heart Mountain









Morning Surnrise



View of the Canyon

Cedar & Rattlesnake Mountains



Main House

Overlooking the City & Golf Course



Views of the McCullough Peaks



Shop/House



Bedroom





Bathroom

With Toe Kick

Under Cabinet Lighting



Kitchen









Shop/House

In Floor Heat







Fenced and

Landscaped Yard





View of Main House

And Shop/House

Views In Every Direction











Views of Carter Mountain









View of the Beartooth Mountains



Overlooking the City and Golf Course



View of the McCullough Peaks



Estimated Property Boundary

10032950 **RE** **ACT** **608 & 614 Olive Glenn ...** **Unit or Lo...**
Cody **WY** **82414**



Room Information
12

List Price	$3,849,000
List Date	10/13/2026
Days On Market	31
# Bedrooms	4
Total # Baths	4
# Full Baths	3
# 3/4 Baths	1
# Half Baths	0
# 1/4 Bath	0
Apx Year Built	2026
Levels	One
Basement Y/N	No

Apx Above Grade SqFt	3,350
Apx Below Grade SqFt	0
Apx Total SqFt	3350
Apx Deeded Acres	3.880
Apx # Irrigated Acres	0.00
Apx Lot SqFt	169,012.80
County	Park
Area	Cody - City of
Subdivision	PANORAMA VIEW ADD'N. PHASE III
School District	Park County District #6
Additional Living Units	Yes

Inclusions	Main House: Refrigerator, stove/oven, 2 dishwashers , microwave, 2 washer/dryers, warming drawer, indoor/outdoor kitchen appliances. Guest: Refrigerator, stove/oven, dishwasher, microwave, washer/dryer
Exclusions	Main House: None. Guest House: Seller's personal property.
Irrigation	Yes
Irrigation Company	City of Cody - Raw Water

Legal Description	PANORAMA VIEW ADD'N. PHASE III LOT 33B (3.01 AC) (REF. R.O.S. Q-41) and PANORAMA VIEW ADD'N. PHASE III LOT 34A (.87 AC) (REF. R.O.S. M-188)
Tax Year	2026
Tax Annual Amount	
Covenants	Yes
Detailed Zoning	Cody Medium-Low Density Residential(R2)
Parcelable	

Features

Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerato...
Basement	None
Construc...	Concrete, Frame
Cooling	Central Air
Ext Feat...	Fenced Yard, Guest House, Irrigated, Landscaping, Natural Gas to Property, Shop, Sprinklers, Outdoor Grill (Built In), Outdoor Kitchen, Outdoor LED Ext Lighting, Rain Gutters, RV/Boat/Trailer Parking, Lighting - Exterior,
Ext Siding	Steel Siding, Stone, Wood Siding
Fireplace	Gas
Flooring	Tile
Primary Heat	Natural Gas, Radiant Floor, Zoned (Heating)
Int Features	Breakfast Bar, Ceiling Fan(s), Garage Door Opener...
Lot Features	Level, Rolling Slope

PatioDeckPorch	Porch
Road Maint	
Road Respons	Public Maintained Road
Road Surface	Asphalt (RoadSurfaceType)
Roof	Metal
Primary Water Source	Public (City or Rural)
Primary Water Supp...	City of Cody
Sewer Type	City Sewer
Sewer Provider	City of Cody
Views	City, Golf Course (View), Hills, Mount...

Comments An extraordinary opportunity to own a truly distinctive luxury property in Cody, Wyoming. Set on 3.88 acres atop an elevated hill, this remarkable estate overlooks the city, Olive Glenn Golf Course, and sweeping mountain views. Combining privacy, exceptional craftsmanship, and modern innovation, this is a property designed to stand apart. Completed in 2026, the immaculate main residence features 4 bedrooms, 4 bathrooms, and high-end finishes throughout, including elegant quartzite countertops. Every detail reflects thoughtful design, from the luxury indoor-outdoor kitchen to the primary bathroom towel warmer, ambient lighting, and integrated high-end technology. Expansive windows bring the surrounding landscape into the home, while the oversized attached 3-stall garage boasts 1,200 sq ft and 10'x 8' doors. A separate shop with living quarters adds remarkable versatility, offering 1 bedroom, 1 bathroom, high-end technology, and 12'x13' garage doors. This additional space expands the property's possibilities. Both buildings feature all city services. The setting is equally impressive, with gorgeous views, exceptional privacy, and a short walk to miles of public land for outdoor recreation. Located just minutes from downtown Cody and approximately 50 minutes from Yellowstone National Park, this rare estate offers an unmatched blend of luxury, convenience, and high-end lifestyle. A truly special property with lasting legacy appeal.

Property listed by:
Canyon Real Estate, LLC - 307-527-7092
Lance J Bower - 307-272-4114

Contact me for more information:
Canyon Real Estate, LLC
Lance J Bower - 307-272-4114
lance@canyonrealestate.net

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed. A broker's compensation and fees for services are not set by law and are fully negotiable. The compensation paid by a listing broker to a cooperating broker in respect to any listing is established by the listing broker and is not fixed, controlled, recommended, or maintained by any persons other than the listing broker.

MAIN HOUSE (Additional Luxury Features)

Exterior & Roofing

- Windsor Aluminum clad doors and windows
- Standing seam roofing
- Gutters on the house (scheduled to be installed)
- Upgraded hose bibs on the exterior
- LED multi color eave lights on 90% of the house. Controlled by a panel in the house but can be hooked up to an app and controlled by your phone
- 50 amp RV plug on the side of the garage
- Gas line installed for future fire pit on the patio
- Switched outlet for an outlet by the front patio eave

Heating/Cooling & Utilities

- In-floor heating with multiple zones, including the garage
- Forced air HVAC mainly for A/C but can be used for heat if preferred
- Spray foam insulation all exterior walls, some ceiling (some is blow in), Foundation, beneath the slab
- 2000 gallon cistern with pump to assure appropriate water pressure
- 500 gallon sewage tank, with a grinder pump to deliver waste to the city sewer

Lighting & Electrical

- Luttron lighting system in the main areas... Living, kitchen, master, etc (themed settings, and can control on your phone though an app)
- LED up lighting in the living room
- LED toe kick and shower lighting in all bathrooms
- LED up lighting in the master closet
- Lit/ heated mirrors in all bathrooms and laundry room.
- Lit/motion detector mirror in the master closet
- Wired for bidet in all bathrooms
- Concealed device covers throughout the house
- Switched outlet (Christmas lighting/decorations) above kitchen cabinets on the right
- Pre wired for electric shades in the kitchen and living room
- In-floor outlets in the living room and two kitchen locations

Kitchen & Pantry

- Granite island
- Quartzite countertops (natural stone, not to be confused with Quartz witch is man made)

- Microwave drawer
- Warming Drawer
- 4’ stove with double oven
- Pot filler
- Wired for an insta hot water dispenser
- Dual dish washers (one is a full size, the other is two drawers)
- Dual trash/recycle locations in the kitchen
- Pop up outlets in the counter
- Hidden pantry with motion sensor lighting and under shelf LED
- Additional indoor/outdoor kitchen, grill area. Has A/C and heat
- Exhaust fan built in for the grilling area

Bedrooms/Bathrooms & Laundry

- Towel Warmer in the master bathroom
- Automated shower controlled by a wall mount tablet. Temp pre sets/zones can all be programmed to your liking. This can also be controlled through an app on your phone
- LED toe kick and shower lighting in all bathrooms
- Lit/ heated mirrors in all bathrooms and laundry room
- Lit/motion detector mirror in the master closet
- Wired for bidet in all bathrooms
- Dual stackable washer dryer set up

Garage

- Fully metal liner panel in garage (OSB installed throughout for easy anchoring)
- In-floor drains to a small dry pit in garage
- 10’ wide x 8’ tall garage doors
- In-floor heating with multiple zones, including the garage

Safety & Irrigation

- Automated sprinkler system
- Fire suppression on the living space in the home

Additional Features

- Additional attic storage (shared with the furnace)

SHOP/GUEST HOUSE (Additional Luxury Features)

Exterior & Structure

- Metal and stone exterior
- Metal roof
- 15’ + interior ceiling height
- 12W x 13T garage doors
- Fenced in landscaped yard
- Gutters (one down spout missing to be installed soon)
- Dog door

Insulation & Heating/Cooling

- Insulation is all spray foam. The walls, ceiling, foundation, also below the slab
- In floor heat
- Shop A/C (mini split in shop area)
- Bedroom/Office A/C (separate mini split)
- Multiple fans to help with heating and cooling

Electrical & Lighting

- 6’’ LED eave lights installed
- High bay LED lighting (ample)
- Wired for a welding outlet 40amp
- Wired for a car hoist 30 amp
- Wired for exterior Rv Storage 50amp
- Wired for Ice maker
- Dedicated circuit in the bedroom/office
- Pop up counter outlets
- Under counter led lighting in kitchen
- Toe kick/ under cabinet lighting in the bathroom
- Lit/Heated medicine cabinet

Interior & Drainage

- Full metal liner panel
- Two floor drains (led to a small dry pit)

Landscaping & Irrigation

- Automated sprinkler system


OLIVE GLENN DR
608
614
100 ft
Rivers, Creeks, Lakes
Highways
County Roads
Private Roads
Private Roads Dedicated Public Use
Incorporated Towns
Yellowstone National Park
US Forest Service
NORTH

Park County

IMPORTANT NOTICE

Canyon Real Estate, LLC

(NAME OF BROKERAGE FIRM)

Any reference to "Broker" throughout this Disclosure and any associated real estate form shall mean "Responsible Broker, Associate Broker, or Salesperson" as defined in Wyoming Statute § 33-28-102.

When you select a Real Estate Brokerage Firm, Responsible Broker, Associate Broker, or Salesperson (all referred to as "Broker") to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming's Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

Seller's Agent (Requires written agreement with Seller)
If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller's Agent, the Broker represents the Seller. On properties listed with other Brokerage Firms, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the obligations enumerated below for Intermediaries. Wyo. Stat. § 33-28-303(a). The Seller may be vicariously liable for the acts of the Seller's Agent or Seller's Subagent that are approved, directed, or ratified by the Seller.

Customer
A Customer is a party to a real estate transaction who has established no Intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Seller treating Buyer as a Customer or as an agent for Buyer treating Seller as a Customer. When a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a Customer, having no agency or Intermediary relationship with either party. A Broker working with a Customer shall owe no duty of confidentiality to a Customer. Any information shared with the Broker may be shared with the other party to the transaction at the Customer's risk. The Customer should not tell the Broker any information which the Customer does not want shared with the other party. The Broker must treat the Customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the Customer the obligations enumerated below for Intermediaries which are marked with an asterisk. Wyo. Stat. § 33-28-310(a).

Buyer's Agent (Requires written agreement with Buyer)
If a Buyer signs a written Buyer's Agent Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty, and fidelity in addition to the obligations enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer's Agent that are approved, directed, and ratified by the Buyer. As a Buyer's Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer's financial ability to perform the terms of the transaction. Wyo. Stat. § 33-28-304(c). As a Buyer's Agent, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell Broker any information which the Seller does not want shared with the Buyer.

Intermediary (Requires written agreement with Seller and/or Buyer)
The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. § 33-28-305.

As an Intermediary (Non-Agent), the Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following obligations to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care; *
- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary; *
- present all offers and counteroffers in a timely manner; *
- account promptly for all money and property Broker received; *
- keep you fully informed regarding the transaction; *
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction; *
- disclose to the parties any interests the Intermediary may have which are averse to the interest of either party;
- disclose to prospective Buyers, known adverse material facts about the property; *
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction; *
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered; or
- any material information about you, unless disclosure is required by law, or if lack of disclosure would constitute dishonest dealing or fraud.

Change From Agent to Intermediary In-House Transaction

If a Buyer who has signed a Buyer Agency Agreement with Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. § 33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

Designated Agent. (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller)

A designated agent means a Licensee who is designated by a responsible broker to serve as an agent or Intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. § 33-283-301(a)(x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a Licensee as your agent or Intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose, to either party, confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm, or the designation of agency may occur later if an "in house" real estate transaction occurs. At the time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

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Duties Owed by An Agent But Not Owed By An Intermediary

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIDUCIARY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OR ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY. SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).

THIS WRITTEN DISCLOSURE AND ACKNOWLEDGEMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGEMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. § 33-28-306(b).

NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

Nondiscrimination

The parties agree not to discriminate unlawfully against any prospective Buyer because of the race, color, sex, sexual orientation, gender identity, national origin, familial status, physical or mental disability, or religion of such person.

The amount or rate of a real estate commission for any brokerage relationship is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.

On _____ (date), I provided Buyer with a copy of this Real Estate Brokerage Disclosure and have kept a copy for my records.

BROKERAGE FIRM **Canyon Real Estate, LLC** _____

By Licensee for Brokerage Firm _____ Date _____

Lance Bower

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on _____ (date) at _____ (time) and hereby acknowledge receipt and understanding of this Disclosure.

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

This Real Estate Brokerage Disclosure was presented to Buyer, and Buyer refused to sign above.

Broker/Licensee _____ Date. _____

Buyer's Name _____

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