



5305 S Valdai Street
Aurora, CO 80015

MLS # 9090245
PRICE \$450,000



Single Family



1658 SQFT



3 Beds



1/1 Baths



2 Car



0.12 Acre

PROPERTY DETAILS

Located in the desirable Southlands district of Southeast Aurora in Saddle Rock Ridge this two-story beauty could not be more turnkey ready for its new homeowners! New paint including the kitchen cabinetry! New carpet! Immediately upon arrival, you will take notice of the immense amount of curb appeal that this home has to offer with mature and well-kept landscaping. Come on into the open concept main floor with a layout truly designed for your entertainer's heart. A sunny living room greets you adorned with soaring vaulted ceilings, nicely transitioning into the spacious dining and kitchen area which offers plenty of cabinetry and counter space. Upstairs an expansive and inviting owner's suite awaits featuring crisp new paint and brand new carpet along with a seating nook, private en-suite bath, and a massive walk-in closet for your every storage need. The laundry room is conveniently located upstairs with all 3 bedrooms making this everyday chore a little more manageable. Two generously sized additional bedrooms and a secondary full bath complete the upper level of this thoughtfully planned layout. The unfinished basement can serve as storage for now but is awaiting your finishing touch. Your next BBQ with family and friends will be spectacular in the generously sized yard adorned with a pave brick patio and plenty of grassed yard area perfect for lounge or play. Residents of Saddle Rock Ridge enjoy the award-winning education system of Cherry Creek Schools including Eaglecrest High School along with miles of neighborhood trails and easy access to E-470 making any commute a



Tatyana Sturm

720-350-5909

tatyana@exitrealtydtc.com

<https://thestorckteam.com>

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snap! Enjoy endless dining, shopping, and entertainment options in the Southlands Outdoor Retail District featuring a full AMC Dine-In Movie Theater, abundant casual dining options along with higher-end restaurant options as well, and so many shopping choices. The Southlands Mall also features a robust courtyard area with a mini splash park in the Summer and a skating rink in the Winter.

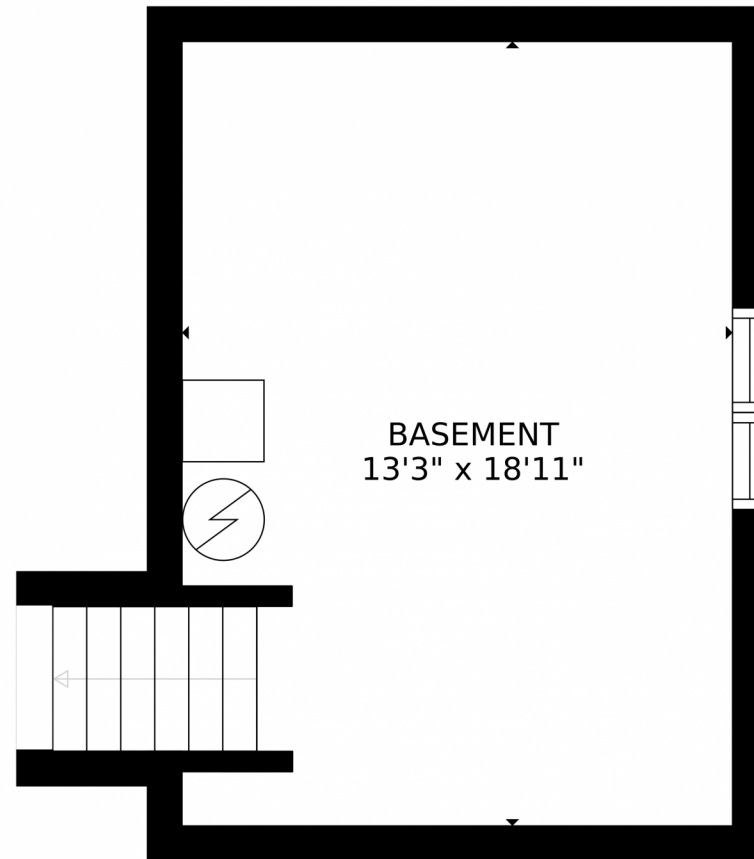


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GROSS INTERNAL AREA
FLOOR 1: 262 sq. ft, FLOOR 2: 591 sq. ft
FLOOR 3: 680 sq. ft, EXCLUDED AREAS:
PATIO: 220 sq. ft, GARAGE: 349 sq. ft
TOTAL: 1534 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

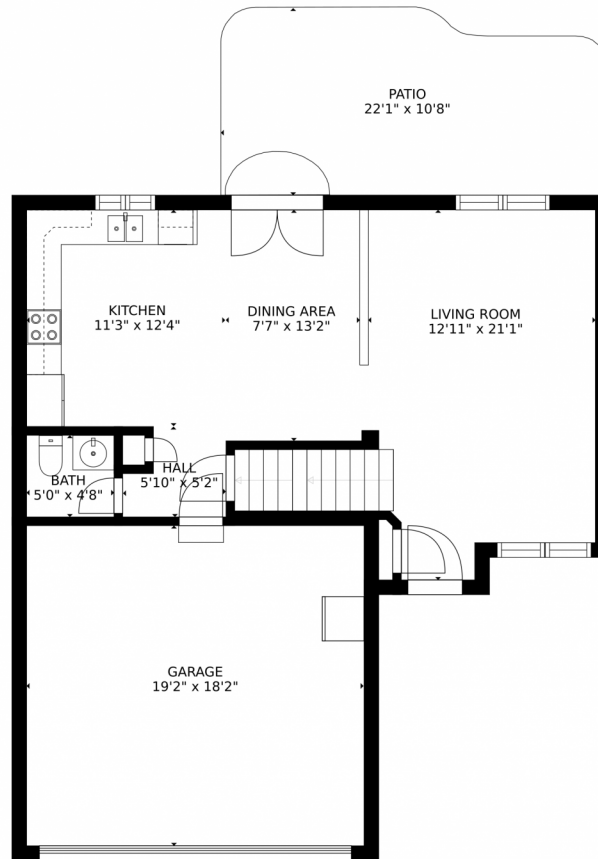
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5305 S Valdai Street, Aurora, CO 80015 – Main Floor



GROSS INTERNAL AREA
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TOTAL: 1534 sq. ft
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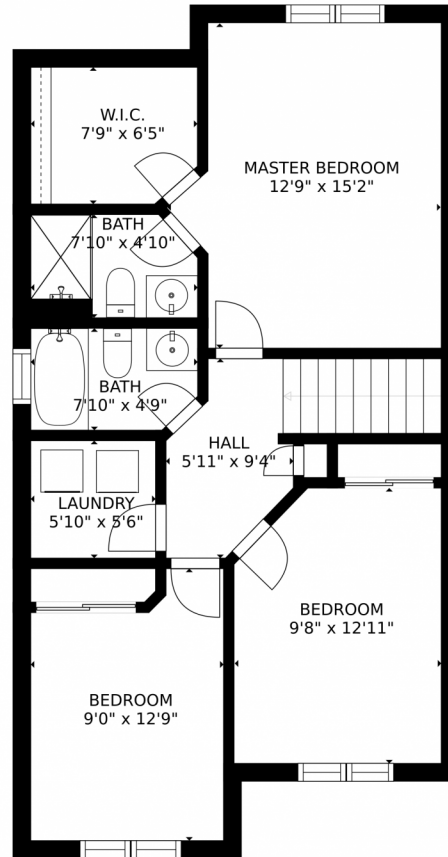
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5305 S Valdai Street, Aurora, CO 80015 – 2nd Floor



GROSS INTERNAL AREA
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TOTAL: 1534 sq. ft
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5305 S Valdai Street, Aurora, CO 80015 – All Floors



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