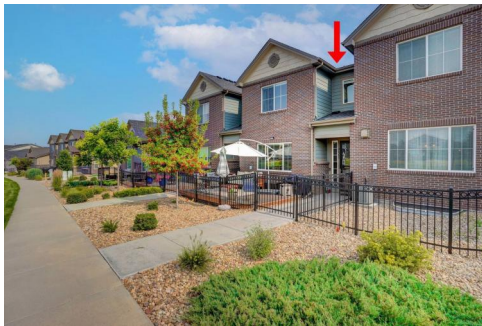




26289 E Calhoun Place  
Aurora, CO 80016  
COMMUNITY: Beacon Point

MLS # 2311643  
PRICE \$450,000



Multi Family 2656 SQFT 4 Beds 3/1 Baths 2 Car 0.04 Acre

## PROPERTY DETAILS

Immediately upon arrival, you will take notice of the immense amount of curb appeal that greets you home in Beacon Point from the charming brick-lain exterior of the home to the expansive front porch deck with plenty of space for any patio furniture imaginable. Come on in to the open concept, great room style main level flawlessly connecting the living and dining rooms to the kitchen making this space ideal for entertaining. No detail was left undone from the stunning upgraded kitchen to gleaming granite countertops throughout the home along with easy-to-care-for wood flooring throughout the main level and solid core doors. Upstairs the owner's suite is your personal oasis boasting tons of space for your every lifestyle need, nicely finished with a luxurious private 5-piece bath. The upper level of this thoughtful and inviting layout is completed by two generously sized additional bedrooms, a secondary full bath, and the laundry room. The finished basement allows for room to grow and would serve as a perfect guest or teen suite including a 3/4 bath with an oversized walk-in shower. You will love living in Beacon Point! Home to a large recreation center including a community-only pool with waterslide and lifeguards on staff, tennis courts, and miles upon miles of walking paths that wind throughout the community into Aurora Reservoir and beyond. There are a multitude of parks and open spaces found throughout the community as well. Just minutes Southlands Mall and



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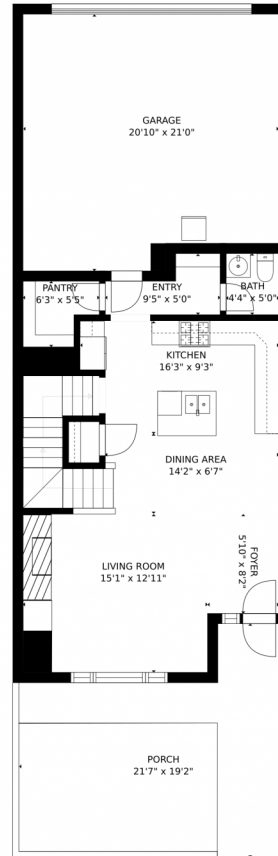
e470 making your commute West a breeze, also connecting with I-25 if you're headed into Downtown Denver or further North. Enjoy endless dining, shopping, and entertainment options in the Southlands Outdoor Retail District featuring a full AMC Dine-In Movie Theater, abundant casual dining options along 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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# 26289 E Calhoun Place, Aurora, CO 80016 — Main Level



GROSS INTERNAL AREA  
FLOOR 1: 599 sq. ft, FLOOR 2: 661 sq. ft  
FLOOR 3: 1068 sq. ft, EXCLUDED AREAS:  
PORCH: 327 sq. ft, GARAGE: 419 sq. ft  
TOTAL: 2328 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

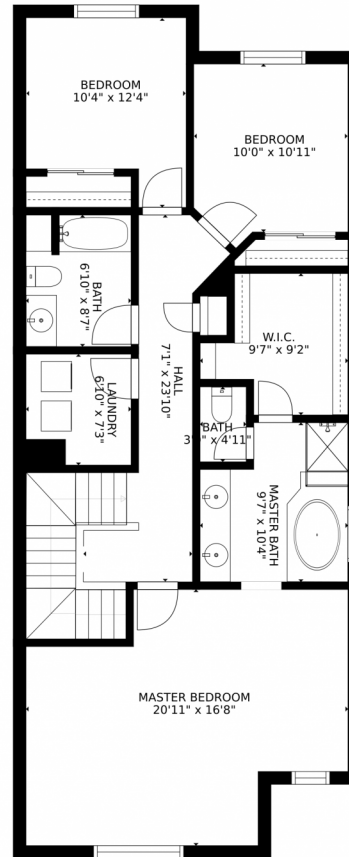
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# 26289 E Calhoun Place, Aurora, CO 80016 – Upper Level



GROSS INTERNAL AREA  
FLOOR 1: 599 sq. ft, FLOOR 2: 661 sq. ft  
FLOOR 3: 1068 sq. ft, EXCLUDED AREAS:  
PORCH: 327 sq. ft, GARAGE: 419 sq. ft  
TOTAL: 2328 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.

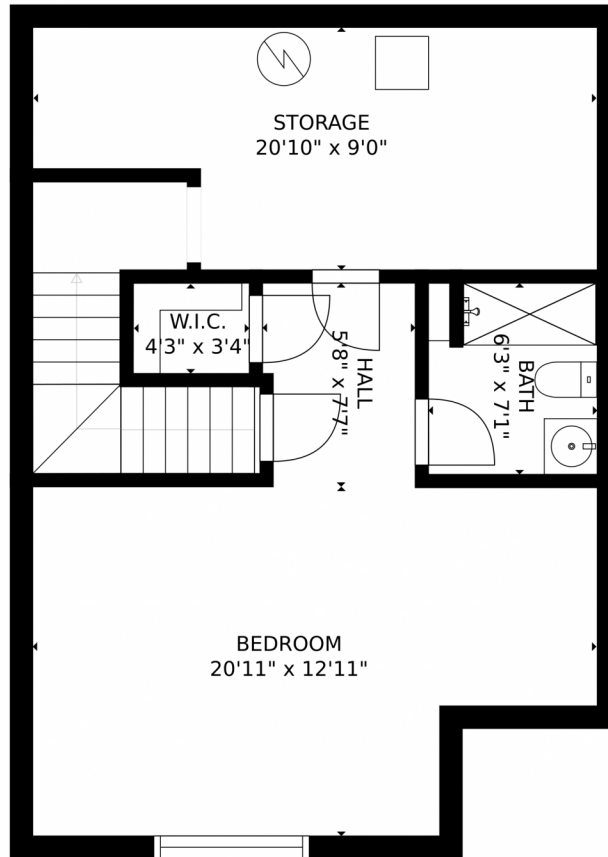


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26289 E Calhoun Place, Aurora, CO 80016 — Lower Level



GROSS INTERNAL AREA  
FLOOR 1: 599 sq. ft, FLOOR 2: 661 sq. ft  
FLOOR 3: 1068 sq. ft, EXCLUDED AREAS:  
PORCH: 327 sq. ft, GARAGE: 419 sq. ft  
TOTAL: 2328 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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# 26289 E Calhoun Place, Aurora, CO 80016 – All Levels



FLOOR 1

FLOOR 2

FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1: 599 sq. ft, FLOOR 2: 661 sq. ft  
FLOOR 3: 1068 sq. ft, EXCLUDED AREAS:  
PORCH: 327 sq. ft, GARAGE: 419 sq. ft  
TOTAL: 2328 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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