



20552 E Girard Drive  
Aurora, CO 80013  
COMMUNITY: The Conservatory

MLS # 5979415  
PRICE \$550,000



Single Family



3081 SQFT



4 Beds



3/1 Baths



2 Car



0.18 Acre

## PROPERTY DETAILS

Welcome Home to Girard Drive of The Conservatory! Quietly nestled in this lovely community on a sizable lot, this 2-Story stunner has everything you are looking for including recently remastered hardwood flooring throughout much of the main level, newer interior and exterior paint, newer carpet, a fully finished basement complete with wet bar area, custom grates over the window wells for your safety and security, even a brand new roof is coming soon. This sprawling and thoughtful layout was designed with your every lifestyle convenience in mind. The open concept main level is fabulous for the entertainer in your home flawlessly connecting the gourmet kitchen to the expansive 2-Story living room. Upstairs you will find the owner's retreat along with two sizable additional bedrooms along with a secondary full bath. The fully finished basement has it all including a fourth bedroom, another full bath, and large rec area offering endless potential. Your next BBQ with family and friends will be a smashing success in the immaculately maintained backyard and outdoor living space boasting mature landscaping, a massive stone-lain patio, and even a gardening area. You will love living in The Conservatory, home to a multitude of pocket parks and tot lots along with robust community pool and clubhouse, and miles upon miles of trails nearly in your backyard leading to the Plains Conservation Open Spaces. Many community events in The Conservatory include Coffee Socials every



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Tuesday morning, Ladies Bunco Nights, and many holiday-themed gatherings like the annual Easter Egg Hunt and Reindeer Rendezvous. 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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# 20552 E Girard Drive, Aurora, CO 80013 — All Levels



GROSS INTERNAL AREA  
 FLOOR 1: 973 sq. ft, FLOOR 2: 1044 sq. ft  
 FLOOR 3: 935 sq. ft, EXCLUDED AREAS:  
 PATIO: 355 sq. ft, PORCH: 102 sq. ft  
 GARAGE: 478 sq. ft  
 TOTAL: 2952 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

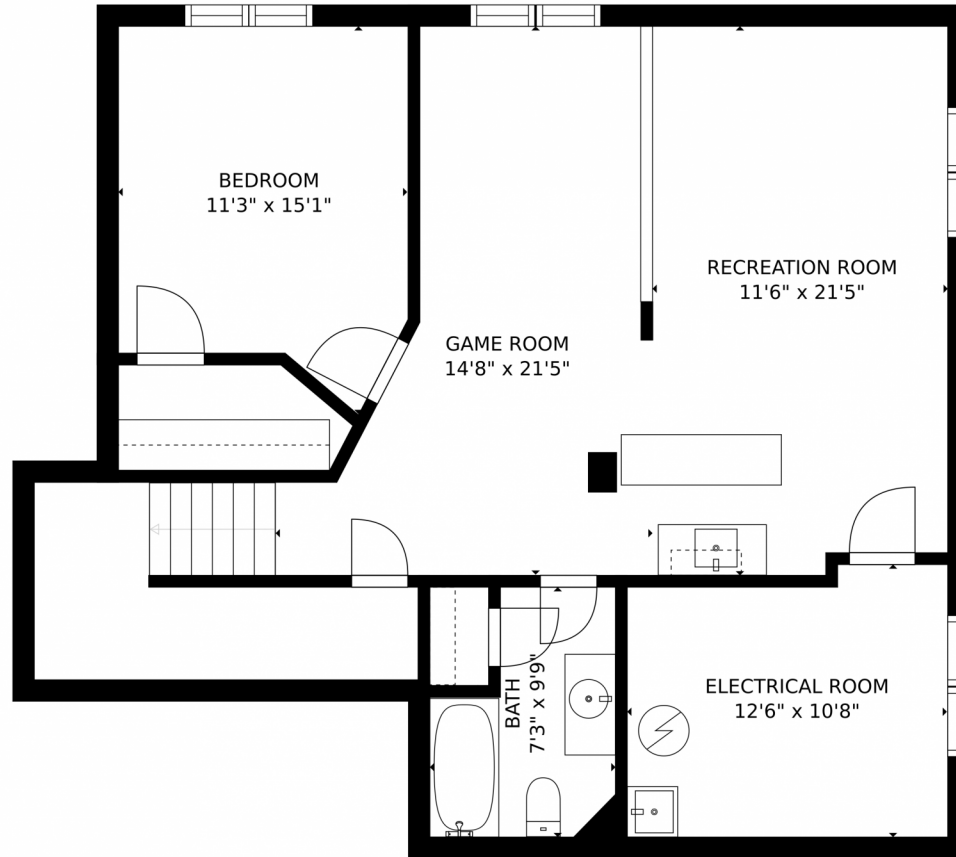
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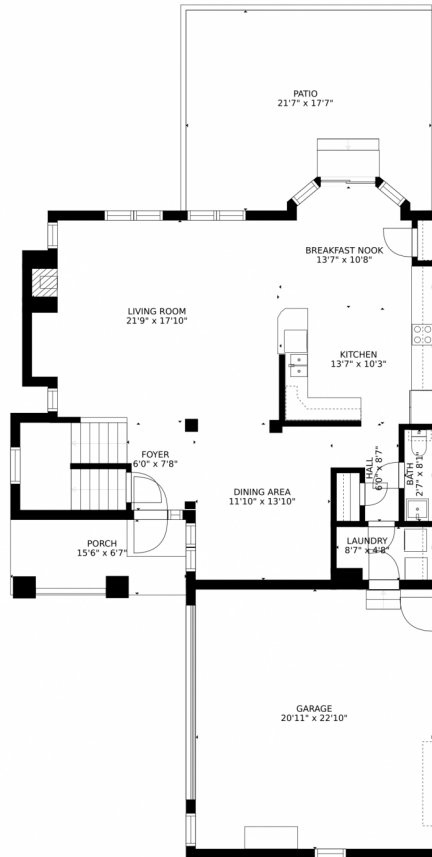


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# 20552 E Girard Drive, Aurora, CO 80013 – Main Level



GROSS INTERNAL AREA  
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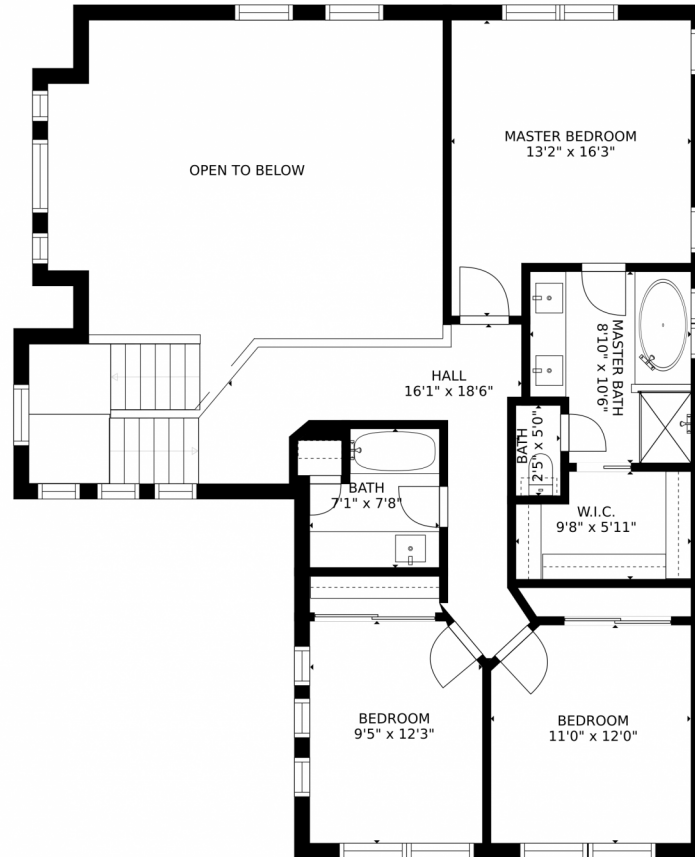
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20552 E Girard Drive, Aurora, CO 80013 – 2nd Level



GROSS INTERNAL AREA  
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