



19303 E College Drive
Aurora, CO 80013
COMMUNITY: Sterling Hills

MLS # 6787024
PRICE \$260,000



Condominium



981 SQFT



2 Beds



2 Baths

PROPERTY DETAILS

Welcome home to the Balterra Condominiums of Sterling Hills! This is the one you have been searching for, main level living at its finest has arrived in this 2 bedroom and 2 full bathroom ground unit condo priced to move quickly with all brand new carpet. The sunny living room greets you upon arrival and flawlessly transitions into the open concept dining and kitchen area making this space wonderful for entertaining. The generously sized kitchen offers abundant counter space making meal prep a breeze along with ample natural cabinetry and a pantry for your every storage need. A spacious and sunny owner's suite is your personal oasis boasting a private en-suite full bath and large walk-in closet. A second bedroom is found allowing for room to grow and could be used as a home office or guest quarters and so much more. This thoughtfully planned layout is completed by a secondary full bath and in unit laundry closet with stackable washer and dryer included. You will love living in the Balterra community with a multitude of parks and open spaces just minutes from home along with every lifestyle convenience at your fingertips just a short car trip away like Safeway and King Soopers or even a night out at the Movie Tavern. Opt outside and live your best Colorado lifestyle with Cherry Creek Reservoir and State Park literally in the heart of Southeast Aurora and easily accessible from anywhere in the Denver area. The state park is anchored around an 880 surface



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acre reservoir in the heart of the city offering everything from horseback riding to boating and fishing and even camping. Miles and miles of biking trails take you throughout the state park with enough endless trails to make an entire day of it, then enjoy a picnic around the reservoir and watch a magnificent sunset. Cherry Creek State Park is also home to a 107-acre off-leash dog park which includes a fully fenced area offering water access and walking trails.



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