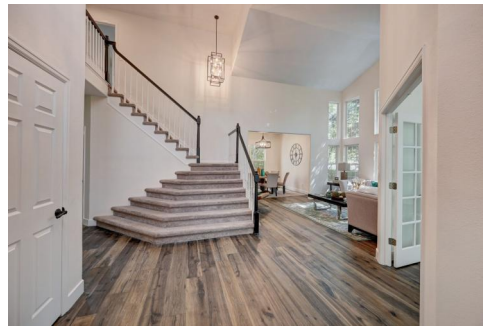




5756 S Danube Circle  
Aurora, CO 80015  
COMMUNITY: Tuscany

MLS # 4217449  
PRICE \$750,000



Single Family



3835 SQFT



5 Beds



3/1 Baths



3 Car



0.2 Acre

## PROPERTY DETAILS

Welcome Home to the highly desirable and established Tuscany community of Southeast Aurora! This sprawling and sun drenched layout was designed with your every lifestyle convenience in mind from the main level laundry area just inside of the garage entry to the fully finished basement. All of the gorgeous and easy to care for wood look laminate flooring throughout the main level is brand new along with many updates to the interior paint and lighting fixtures, this one really sparkles. The gourmet kitchen is every chef's dream complete with plenty of brilliant cabinetry, granite countertops, and all stainless appliances including the double oven. On the upper level is an expansive owner's suite complete with a luxurious private 5-piece bathroom along with three generously sized additional bedrooms and a secondary full bathroom. A finished basement with a fifth bedroom, massive great room area, and tons of storage make for a perfect mother-in-law or teen suite. The outdoor living space is a dream adorned with plenty of space for lounge and play, nicely finished with a flagstone patio, a multitude of mature trees and landscaping for your privacy, and Southeastern facing views looking out to open space. You will love living in Tuscany offering a robust community center with a phenomenal community only pool and clubhouse where you can make a splash this Summer meeting your new neighbors. Residents of Tuscany have the benefit of the award winning



**Tatyana Sturm**

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Cherry Creek School District along with both Rolling Hills Elementary and Falcon Creek MS being a short walk from your new home. 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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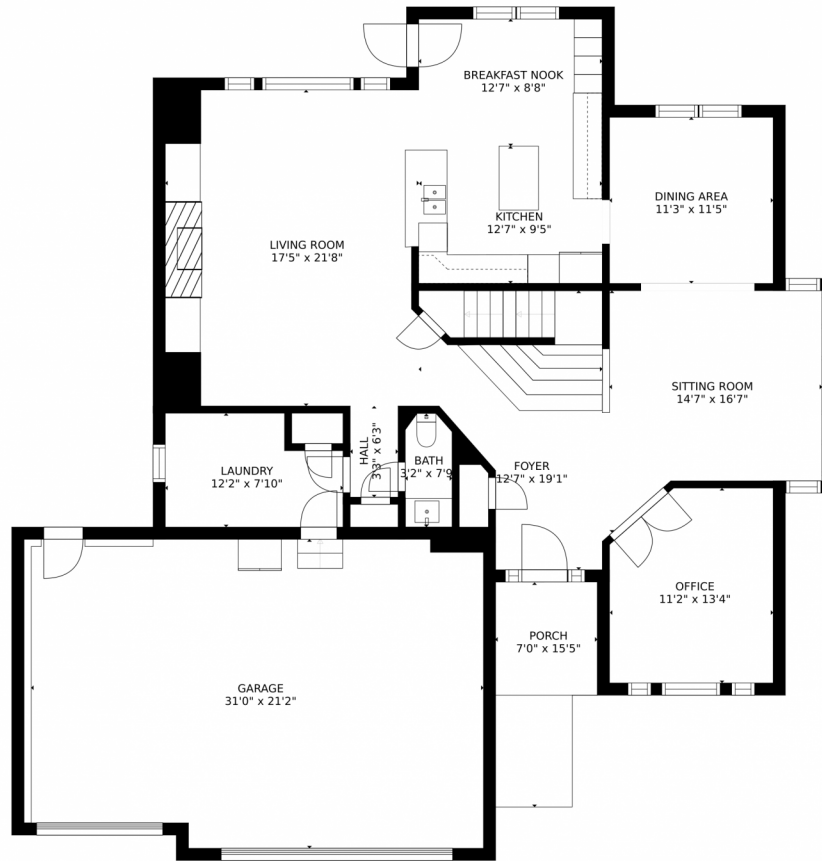
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# 5756 S Danube Circle, Aurora, CO 80015 – Main Level



GROSS INTERNAL AREA  
FLOOR 1: 978 sq. ft, FLOOR 2: 1472 sq. ft  
FLOOR 3: 1141 sq. ft, EXCLUDED AREAS:  
GARAGE: 646 sq. ft, PORCH: 95 sq. ft  
TOTAL: 3590 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



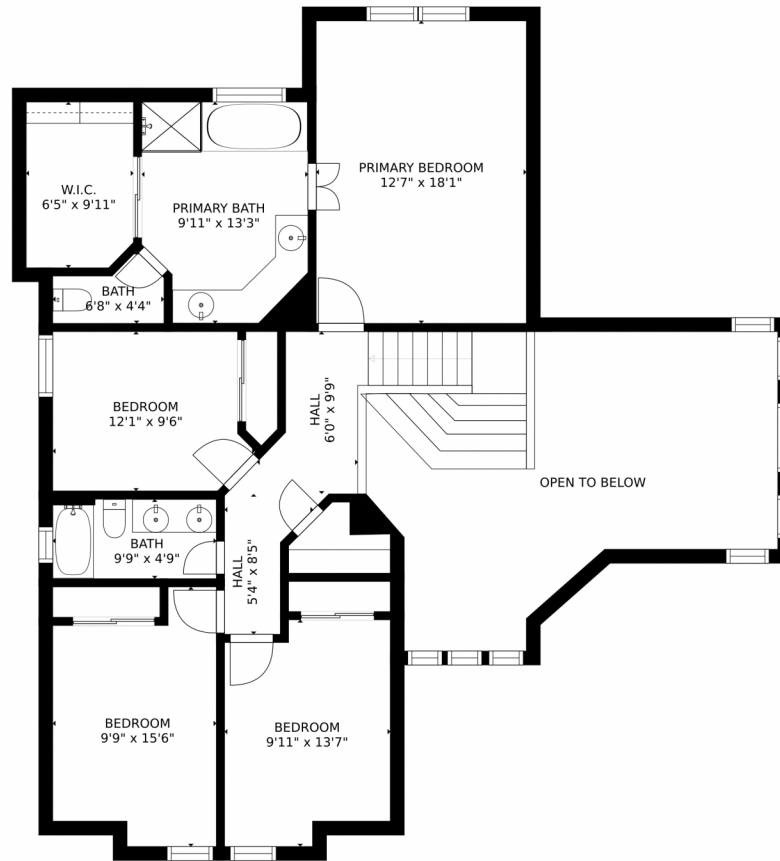
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# 5756 S Danube Circle, Aurora, CO 80015 – Upper Level



GROSS INTERNAL AREA  
FLOOR 1: 978 sq. ft, FLOOR 2: 1472 sq. ft  
FLOOR 3: 1141 sq. ft, EXCLUDED AREAS:  
GARAGE: 646 sq. ft, PORCH: 95 sq. ft  
TOTAL: 3590 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

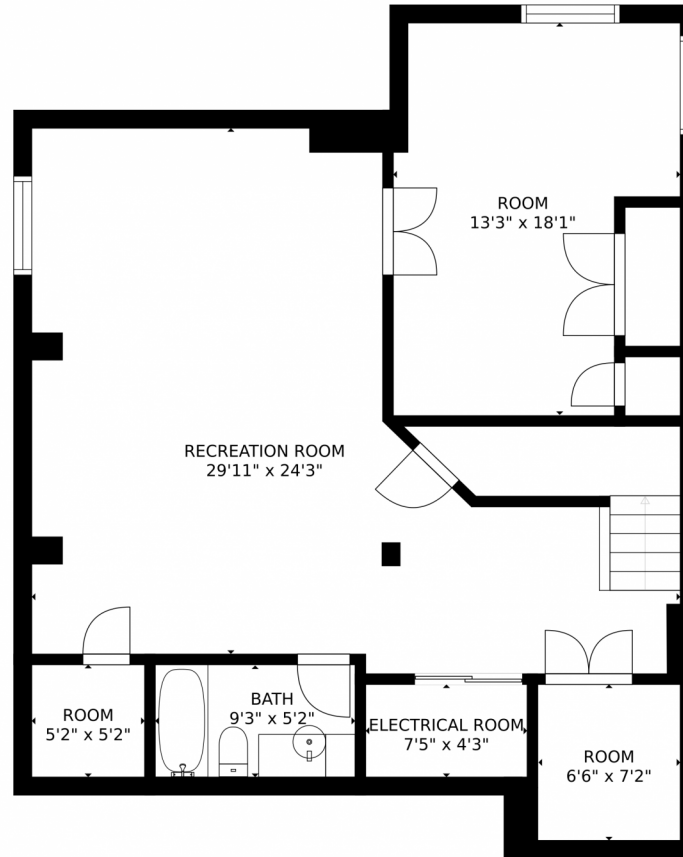


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5756 S Danube Circle, Aurora, CO 80015 – Lower Level



GROSS INTERNAL AREA  
FLOOR 1: 978 sq. ft, FLOOR 2: 1472 sq. ft  
FLOOR 3: 1141 sq. ft, EXCLUDED AREAS:  
GARAGE: 646 sq. ft, PORCH: 95 sq. ft  
TOTAL: 3590 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



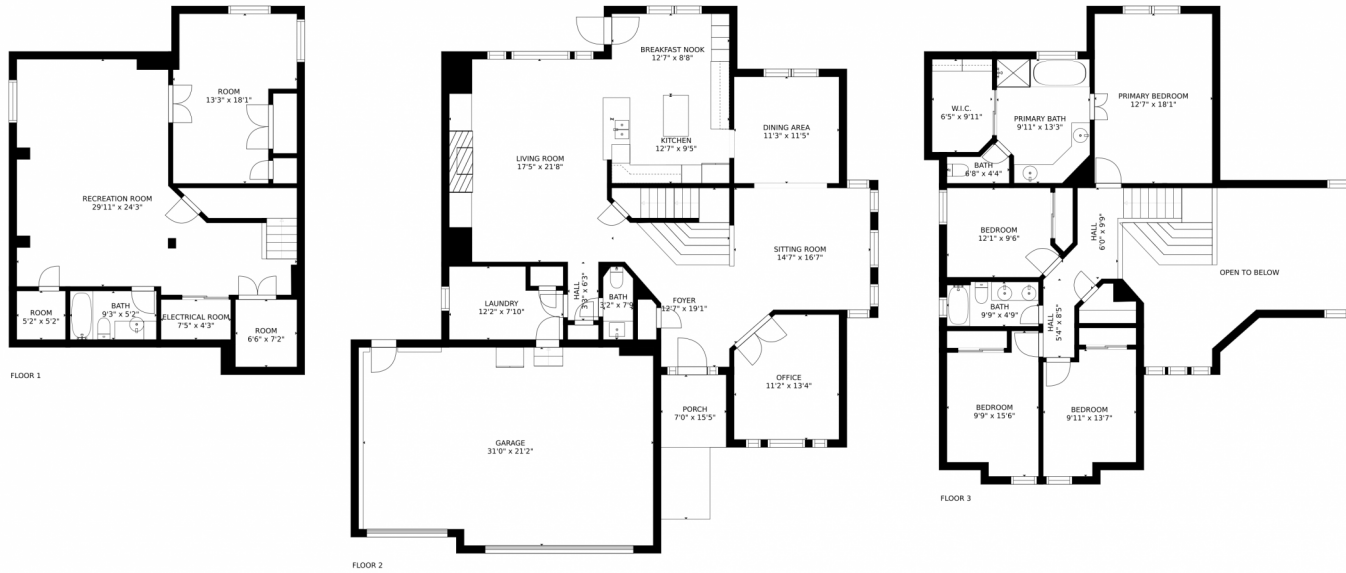
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# 5756 S Danube Circle, Aurora, CO 80015 – All Levels



GROSS INTERNAL AREA  
FLOOR 1: 978 sq. ft, FLOOR 2: 1472 sq. ft  
FLOOR 3: 1141 sq. ft, EXCLUDED AREAS:  
GARAGE: 646 sq. ft, PORCH: 95 sq. ft  
TOTAL: 3590 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



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