

COMPASS

1948 Sage Drive
Golden, CO 80401
COMMUNITY: Beverly Heights

MLS # 3777969
PRICE \$1,100,000



Single Family



2711 SQFT



5 Beds



3 Baths



2 Car



0.2 Acre

PROPERTY DETAILS

Situated at the base of Lookout Mtn in the heart of Golden w/stunning views all around, this 5 bed, 3 bath home is surrounded by mature trees providing privacy on a quiet street. Step past the colorful garden & enter through double doors where you'll walk past the office to the lower level which boasts brand new carpet, fresh paint, a huge living area w/a wood-burning fireplace, 3 spacious bedrooms, a 3/4 bath & utility room complete w/ a washer/dryer & second kitchen w/refrigerator, microwave & dishwasher. The largest bedroom has a separate entrance to the backyard making the entire lower level a great income opportunity. Sellers have rented to CO School of Mines students for years. Upstairs you'll find yourself in a light-filled oasis w/wood floors & floor to ceiling windows showcasing the magnificent views of South Table Mtn, Green Mtn & Lookout Mtn. Open the sliding glass door & step out onto the large deck where you can entertain guests or relax, take in the serene views & watch the sun & moon rise. Back inside you'll walk through the living area & dining room into the kitchen featuring a large stainless steel double sink, pull out pantry, gas range, gorgeous garnet granite countertops & cherry wood cabinets. Prepare meals while gazing out the window at the beauty that surrounds the home. Another living and/or dining area is to the left of the kitchen, w/another wood-burning fireplace providing the perfect area to entertain friends & family. Down the hall



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720-404-0001

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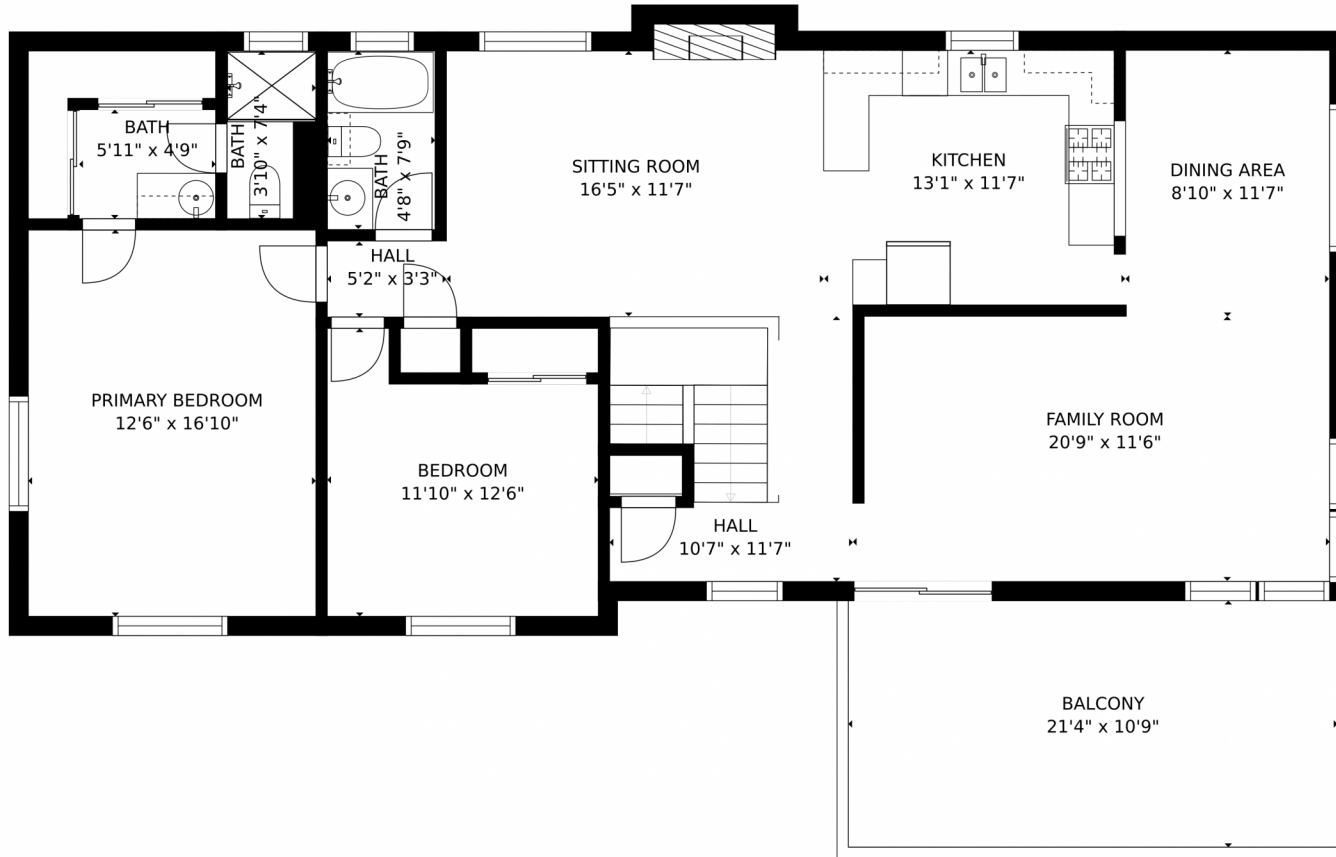
you'll find a full bath, bedroom & huge primary suite w/an ensuite bath. The backyard boasts an assortment of fruit trees & bushes, large mature trees providing privacy & plenty of space to hang out and enjoy a beautiful day in a beautiful setting. A storage shed is also included + plenty of parking. This is a prime location – walking distance to all that downtown Golden offers w/a light rail nearby & easy access to 6th ave. Walk or ride your bike up to Lookout Mtn & enjoy the many bike paths, parks & trails!



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1948 Sage Drive, Golden, CO 80401 — Upper Level



GROSS INTERNAL AREA
FLOOR 1: 1187 sq. ft, FLOOR 2: 1352 sq. ft
EXCLUDED AREAS: , GARAGE: 336 sq. ft
BALCONY: 228 sq. ft
TOTAL: 2539 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



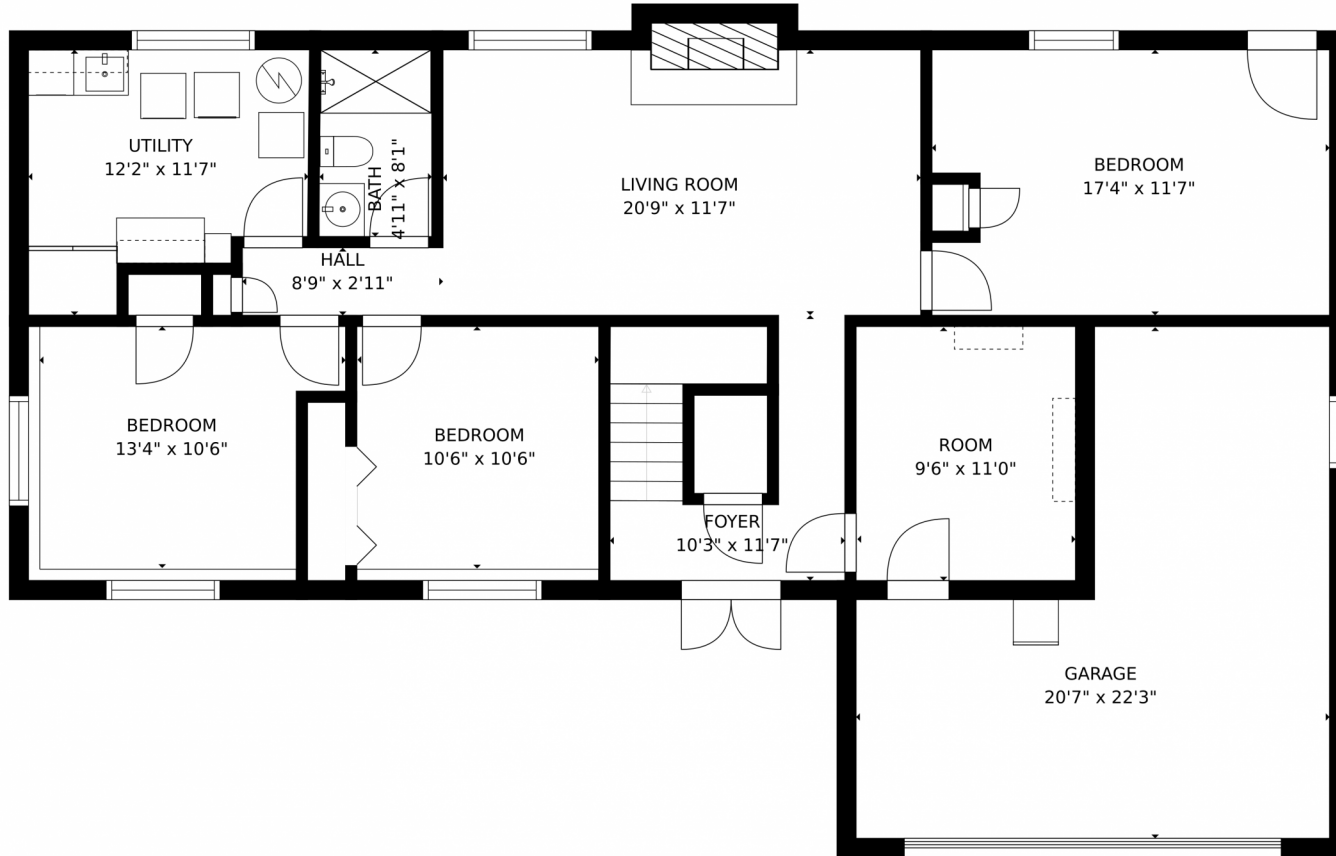
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1948 Sage Drive, Golden, CO 80401 — Lower Level



GROSS INTERNAL AREA
FLOOR 1: 1187 sq. ft. FLOOR 2: 1352 sq. ft.
EXCLUDED AREAS: GARAGE: 336 sq. ft.
BALCONY: 228 sq. ft.
TOTAL: 2539 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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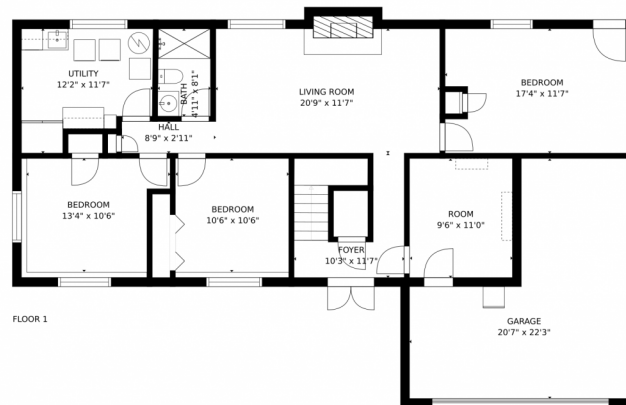
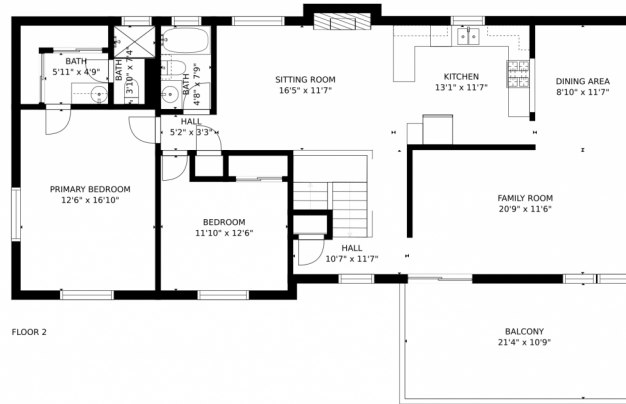
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1948 Sage Drive, Golden, CO 80401 – All Levels



GROSS INTERNAL AREA
FLOOR 1: 1187 sq. ft, FLOOR 2: 1352 sq. ft
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BALCONY: 228 sq. ft
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