



21505 E 44th Avenue
 Denver, CO 80249
 COMMUNITY: Green Valley Ranch

MLS # 3798938
 PRICE \$525,000



Single Family 2289 SQFT 4 Beds 2/1 Baths 2 Car 0.22 Acre

PROPERTY DETAILS

Located on arguably one of the best lots in Green Valley Ranch perfectly placed atop a mini cul-de-sac backing to community open spaces and the High Line Canal Trail for the walking or biking enthusiast in your home, the backyard and outdoor living space have been immaculately maintained showcasing a recently remastered full sized deck along with plenty of grassed area perfect for lounge and play, all nicely finished with tons of paver patio and partial Xeriscaping to save you time and money on maintenance. You will love this thoughtfully planned layout offering a formal living room along with an open concept main entertainment area nestled at the back of the main level. Upstairs you will find a glorious and very spacious owner's suite boasting a private full bathroom and walk in closet. The upper level is finished by three generously sized additional bedrooms all on upstairs with the owner's suite for your peace of mind and security along with a secondary full bathroom. The water heater and dishwasher are both new in 2022! Have it all in Green Valley Ranch starting with an easy commute no matter if you're headed Downtown or to the DTC via I-70, and DIA is even just a short 20-minute drive. A multitude of community parks is found along with miles upon miles of trails for the biker and the hiker in your home. Enjoy a day of golf at the Green Valley Ranch Golf Club or endless recreation at the Rec Center offering an indoor pool, group fitness



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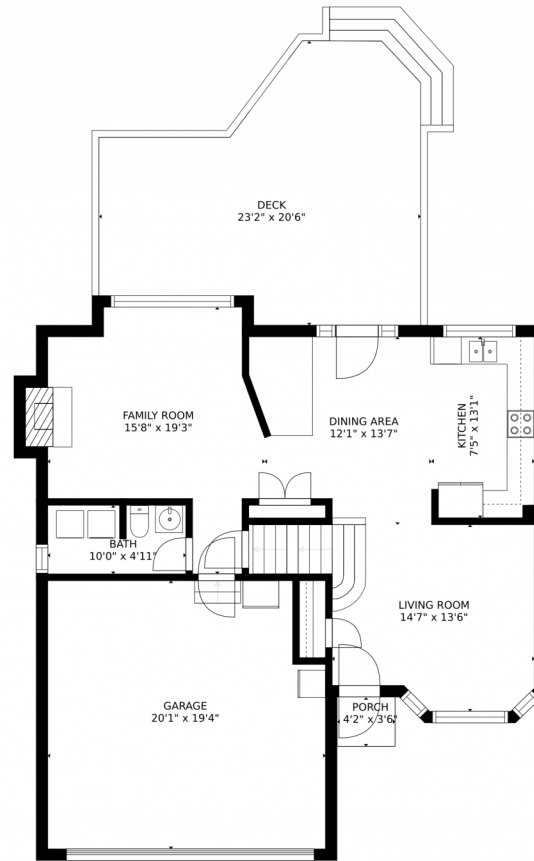
classes, and a massive fitness center. The South entrance to the Rocky Mountain Arsenal National Wildlife Refuge is also just minutes away where you can enjoy award-winning fishing, 10 miles of hiking and biking trails, and driving tracks where you can view many of America's most famous prairie wildlife including bison, deer, and many species of birds. Any commute is a snap with easy accessibility to Pena Blvd and I-70, whether you are working at DIA or Downtown you can get there worry-free.



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21505 E 44th Avenue, Denver, CO 80249 – Main Level



GROSS INTERNAL AREA
FLOOR 1: 470 sq. ft. FLOOR 2: 776 sq. ft.
FLOOR 3: 906 sq. ft. EXCLUDED AREAS:
GARAGE: 374 sq. ft. DECK: 365 sq. ft.
PORCH: 15 sq. ft.
TOTAL: 2153 sq. ft.

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



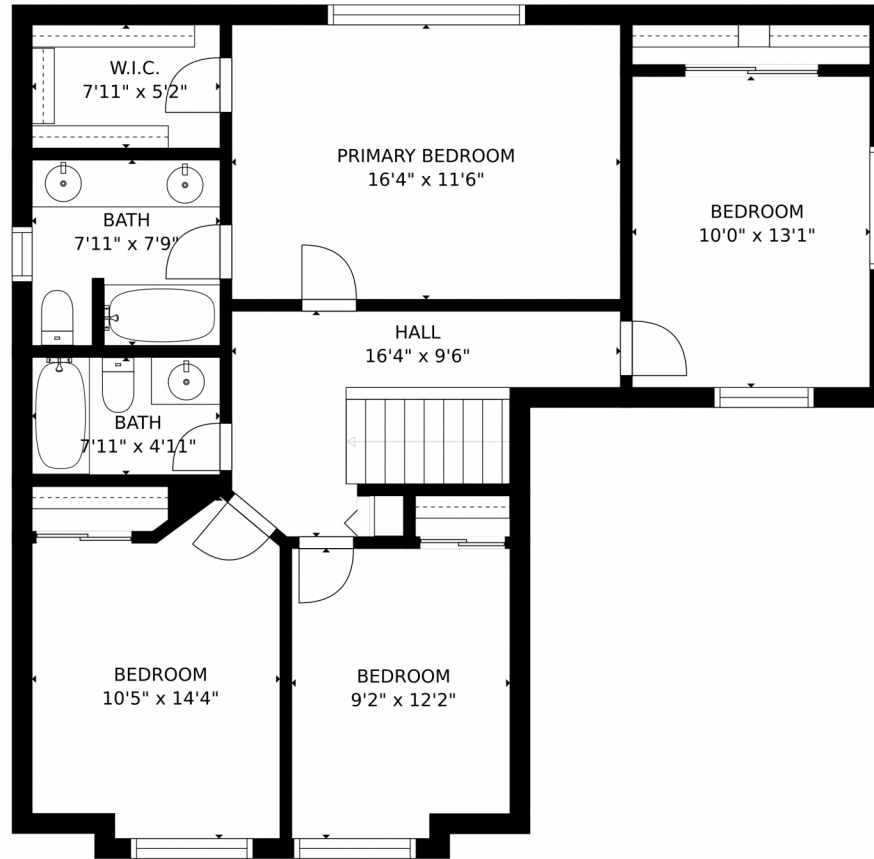
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21505 E 44th Avenue, Denver, CO 80249 – Second Level



GROSS INTERNAL AREA
FLOOR 1: 470 sq. ft. FLOOR 2: 776 sq. ft.
FLOOR 3: 906 sq. ft. EXCLUDED AREAS:
GARAGE: 374 sq. ft. DECK: 365 sq. ft.
PORCH: 15 sq. ft.
TOTAL: 2153 sq. ft.

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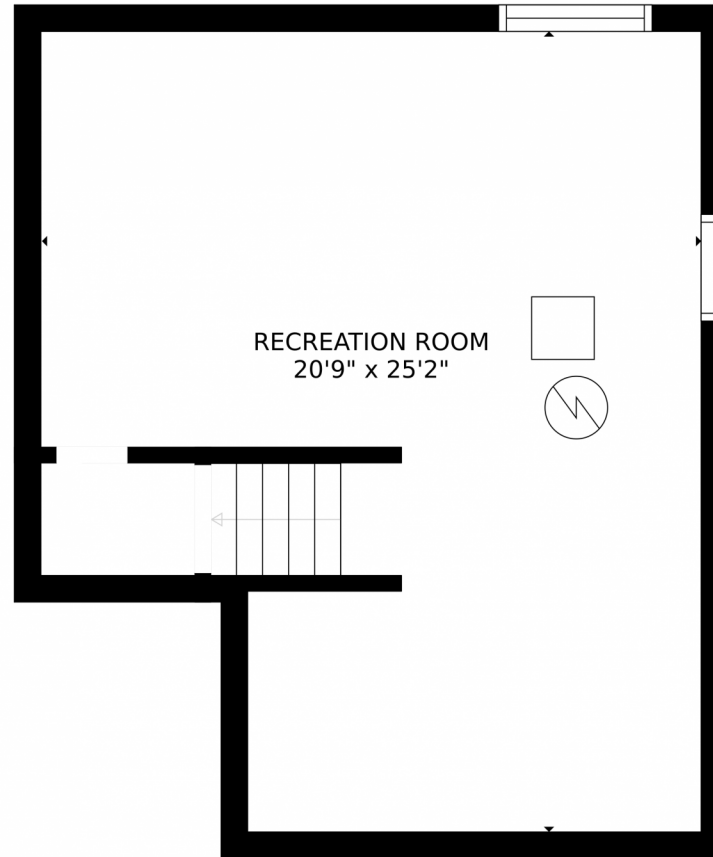


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GROSS INTERNAL AREA
FLOOR 1: 470 sq. ft., FLOOR 2: 776 sq. ft.
FLOOR 3: 906 sq. ft., EXCLUDED AREAS:
GARAGE: 374 sq. ft., DECK: 365 sq. ft.
PORCH: 15 sq. ft.
TOTAL: 2153 sq. ft.

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21505 E 44th Avenue, Denver, CO 80249 – All Levels



GROSS INTERNAL AREA
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FLOOR 3: 906 sq. ft, EXCLUDED AREAS:
GARAGE: 374 sq. ft, DECK: 365 sq. ft
PORCH: 15 sq. ft
TOTAL: 2153 sq. ft
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