



6447 W Clifton Place  
 Littleton, CO 80128  
**COMMUNITY:** Columbine Hills

MLS # 7526168  
 PRICE \$635,000

Outdoor Oasis & Generous Space Inside for Life, Work, & Entertaining



Single Family



2688 SQFT



4 Beds



2/1 Baths



2 Car



0.21 Acre

PROPERTY DETAILS

OTHER BONUSES: Home has been PRE-INSPECTED & all Safety IMPROVEMENTS MADE. \* Home comes w/ a 1-yr Fidelity National HOME WARRANTY and 5-yr Roof Certification!

Sewer Line inspected & CLEANED-OUT (8/2022)! \*

This OUTDOOR OASIS is ready for YOU to CALL it HOME! Enjoy the park-like setting of beautifully landscaped LARGE FRONT & BACK YARDS, expansive DECK & COVERED PATIOS for BBQ & relaxation, mature trees providing shade, & EXTRA PARKING for boat, RV, or trailer. This WELL-MAINTAINED Home is conveniently located near Chatfield Reservoir, tons of parks, & miles of trails that connect you all the way to Denver. \* 4 bed, 3 bath, in 2688 total sq ft of GENEROUS SPACE to spread out for work, home life enjoyment, or entertaining. \* Enjoy LOWER ELECTRIC BILLS - Attic Fan & ceiling fans in each room, you won't need to run the A/C as frequently. \* Plentiful, NEWER double-pane WINDOWS provide natural light throughout the home. \* NEW



**Neneh Biffinger**  
 720-281-3285  
 neneh@gmeansgo.com



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interior DOORS \* NEW Sump Pump (2020) \* NEW Water Heater (2019) \* NEW range & stove & dishwasher (2018) \* NEWER carpet in Living room, all bedrooms, stairs, & upstairs hallway. \* NEWER, high quality James Hardie siding \* Recently UPDATED full bath upstairs \* Main floor has an OPEN FLOW without losing the COZY ATMOSPHERE with a brick, WOOD-BURNING FIREPLACE & a sitting area \* Partially finished basement expands the living space for a MOVIE, GAME, OR WORKOUT ROOM \* EXTREME amount of STORAGE in the unfinished area



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