



7560 S Sicily Way
 Aurora, CO 80016
 COMMUNITY: Ridgeview Eagle Bend

MLS # 9211008
 PRICE \$550,000



Multi Family 2986 SQFT 3 Beds 3/1 Baths 2 Car

PROPERTY DETAILS

Welcome Home to Ridgeview Eagle Bend of Aurora, CO! This sparkling end unit is move in ready to the absolute max offering a new water heater and new washer and dryer in 2022 along with almost every window to the home being newer as well, the paint has been recently refreshed, and this one is sparkling clean from head to toe. A sprawling main level greets you upon arrival showcasing an open concept main entertainment area gently transitioning you from the kitchen and dining space into the expansive living room. This home is set up for one level living if you so desire as the owner's suite is on the main level featuring plenty of space along with a private bathroom and utterly massive walk in closet. Upstairs are two generously sized additional bedrooms and a secondary full bathroom. The basement is also partially finished offering the largest room in the home at the family room with walk out access to your new back patio along with yet another bathroom. W-O-W! Just off of your back deck, you can see the open spaces that boarder the community, there isn't another building at your back door. Residents of Ridgeview Eagle Bend enjoy a community-only swimming pool, playground, dog park, and the award-winning education system of Cherry Creek Schools including Grandview HS. Walk to the Saddle Rock Village shopping center in just 10 minutes where you will find many lifestyle necessities such as Target, Starbucks, PetSmart, JoAnne's Fabrics, and Ace



Tatyana Sturm
 720-350-5909
 tatyana@exitrealtydtc.com
 https://thestorckteam.com



Hardware along with Las Fajitas for dining and even a local nail salon. Enjoy endless dining, shopping, and entertainment options in the Southlands Outdoor Retail District just minutes away 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.



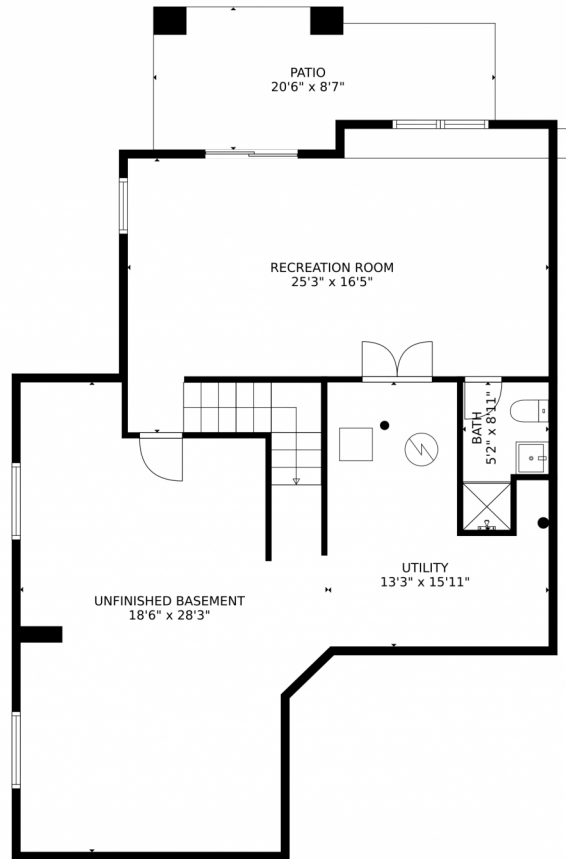
Tatyana Sturm
720-350-5909
tatyana@exitrealtydtc.com
<https://thestorckteam.com>



Scan code
for more
property
details



7560 S Sicily Way, Aurora, CO 80016 – Lower Level



GROSS INTERNAL AREA
Below Ground: 446 sq. ft, FLOOR 2: 1158 sq. ft, FLOOR 3: 442 sq. ft
EXCLUDED AREAS: PATIO: 150 sq. ft, UTILITY: 169 sq. ft, UNFINISHED BASEMENT: 447 sq. ft,
GARAGE: 336 sq. ft, BALCONY: 83 sq. ft, PORCH: 108 sq. ft
TOTAL: 2046 sq. ft
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



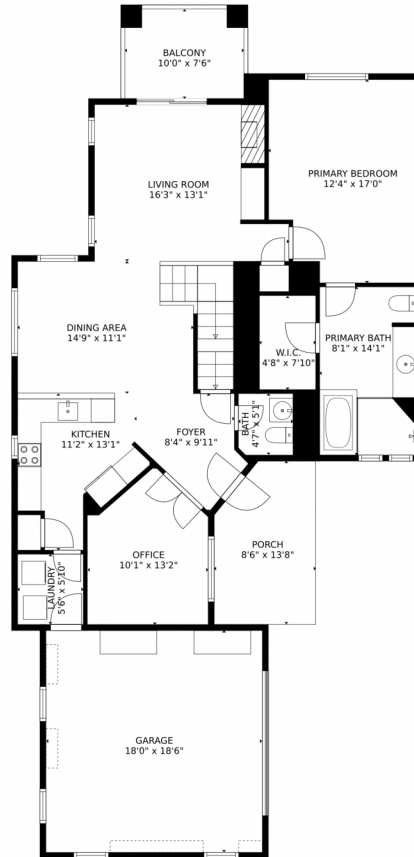
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



Tatyana Sturm
720-350-5909
tatyana@exitrealtydtc.com
<https://thestorckteam.com>



7560 S Sicily Way, Aurora, CO 80016 – Main Level



GROSS INTERNAL AREA
Below Ground: 446 sq. ft, FLOOR 2: 1158 sq. ft, FLOOR 3: 442 sq. ft
EXCLUDED AREAS: PATIO: 150 sq. ft, UTILITY: 169 sq. ft, UNFINISHED BASEMENT: 447 sq. ft,
GARAGE: 336 sq. ft, BALCONY: 83 sq. ft, PORCH: 108 sq. ft
TOTAL: 2046 sq. ft
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



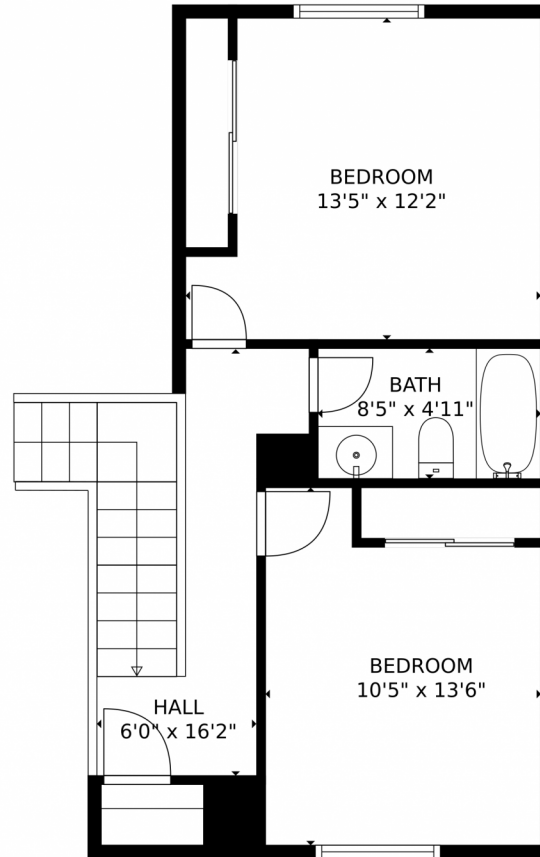
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



Tatyana Sturm
720-350-5909
tatyana@exitrealtydtc.com
<https://thestorckteam.com>



7560 S Sicily Way, Aurora, CO 80016 – Upper Level



GROSS INTERNAL AREA
Below Ground: 446 sq. ft, FLOOR 2: 1158 sq. ft, FLOOR 3: 442 sq. ft
EXCLUDED AREAS: PATIO: 150 sq. ft, UTILITY: 169 sq. ft, UNFINISHED BASEMENT: 447 sq. ft,
GARAGE: 336 sq. ft, BALCONY: 83 sq. ft, PORCH: 108 sq. ft
TOTAL: 2046 sq. ft
MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



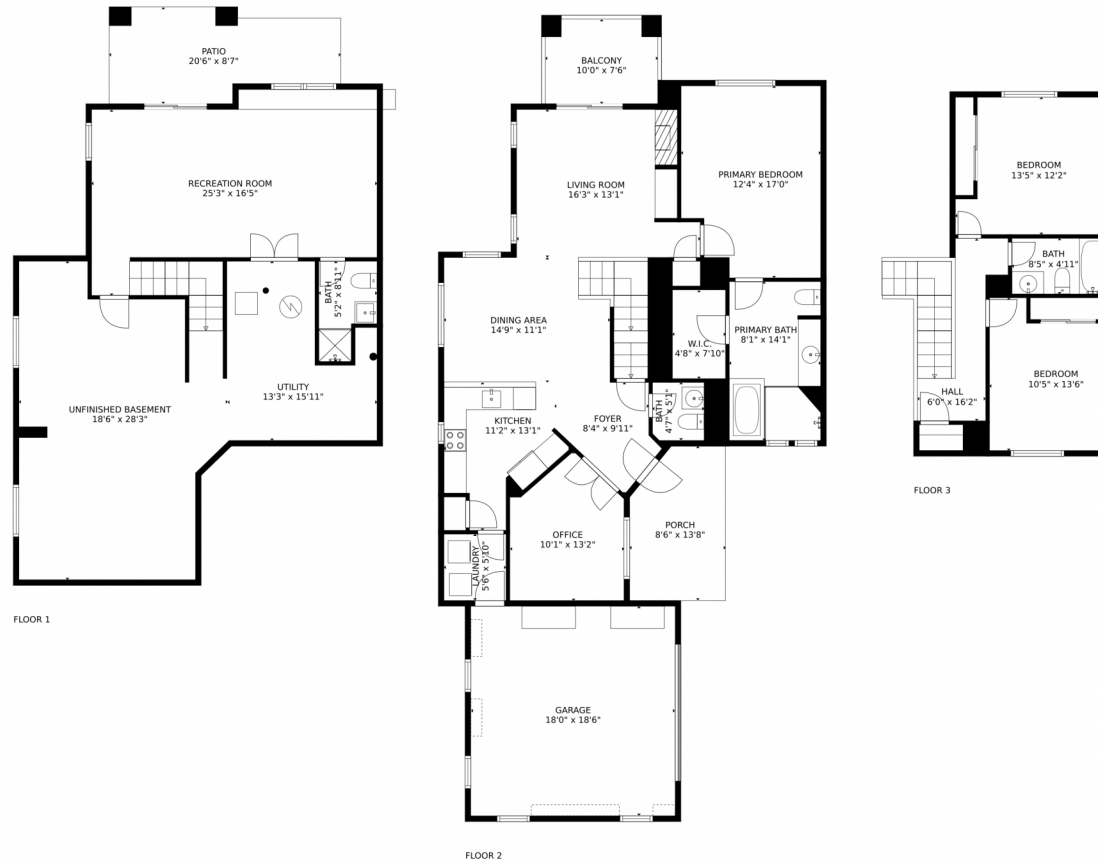
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



Tatyana Sturm
720-350-5909
tatyana@exitrealtydtc.com
<https://thestorckteam.com>



7560 S Sicily Way, Aurora, CO 80016 — All Levels



GROSS INTERNAL AREA
 Below Ground: 446 sq. ft, FLOOR 2: 1158 sq. ft, FLOOR 3: 442 sq. ft
 EXCLUDED AREAS: PATIO: 150 sq. ft, UTILITY: 169 sq. ft, UNFINISHED BASEMENT: 447 sq. ft,
 GARAGE: 336 sq. ft, BALCONY: 83 sq. ft, PORCH: 108 sq. ft
 TOTAL: 2046 sq. ft
 MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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



Tatyana Sturm
 720-350-5909
 tatyana@exitrealttydc.com
<https://thestorckteam.com>

