

\$799,000 - 15734 W Girard Avenue, Morrison

MLS® #1698010 BY COLORADO Listing Office: MODUS Real Estate

\$799,000

4 Bedroom, 4.00 Bathroom, 2,360 sqft
Residential on 0 Acres

Red Rocks Ranch, Morrison, CO

Not your average new build—this Red Rocks Ranch home stands out with thoughtful, high-end upgrades that go far beyond the standard builder-grade finishes. From the moment you walk in, it's clear this 4 bed / 4 bath stunner was designed for both comfort and convenience—with no corners cut. Just 17 miles from downtown Denver and minutes from Red Rocks Amphitheatre, Bear Creek Lake, and Green Mountain, it's a dream location for outdoor lovers and commuters alike.

Inside, enjoy a bright, open-concept layout perfect for entertaining, complete with quartz countertops, high ceilings, stainless appliances, a gas stove, and a large upgraded island. This 2023 new construction home features custom lighting, upgraded hardware, and luxury vinyl plank flooring throughout. Center-slide glass doors lead to a covered balcony, blending indoor-outdoor living with style.

The entry-level bedroom with en-suite bath offers flexible use as a private guest suite, home office, or gear storage hub. Upstairs, the spacious primary suite includes dual vanities, two walk-in closets, and dimmable lighting to set the perfect mood. Two additional bedrooms and a full bath round out the top floor.

Smart home features include a solar panel system, Hunter Douglas motorized window coverings, Ring smart thermostat, MyQ-enabled garage controls, and WiFi



extenders for reliable coverage. The oversized 2-car garage includes an EV charger outletâ€”a must-have for modern Colorado living.

Outside, enjoy low-maintenance xeriscaping, full front yard sprinkler system, and access to two neighborhood playgrounds and direct entry to Bear Creek Trail for biking, running, hiking or dog walks. You're also just minutes from historic Morrison and Golden dining, local breweries, paddleboarding, and world-class hiking, skiing, and golf.

This is more than a homeâ€”itâ€™s a thoughtfully curated Colorado lifestyle. Donâ€™t settle for builder basicâ€”move into something built smarter, styled better, and ready for adventure.

RECOLORADO

Listing Courtesy of MODUS Real Estate

Built in 2023

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 1698010 |
| Price | \$799,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,360 |
| Acres | 0.07 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Contemporary |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 15734 W Girard Avenue |
| Subdivision | Red Rocks Ranch |

| | |
|----------|-----------|
| City | Morrison |
| County | Jefferson |
| State | CO |
| Zip Code | 80465 |

Amenities

| | |
|----------------|---|
| Amenities | Park, Playground |
| Utilities | Cable Available, Electricity Connected, Natural Gas Connected |
| Parking Spaces | 2 |
| Parking | 220 Volts, Oversized, Smart Garage Door |
| # of Garages | 2 |
| View | Mountain(s) |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, High Ceilings, High Speed Internet, Jack & Jill Bathroom, Kitchen Island, Open Floorplan, Pantry, Primary Suite, Quartz Counters, Smart Thermostat, Smart Window Coverings, Smoke Free, Walk-In Closet(s) |
| Appliances | Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Oven, Refrigerator, Washer |
| Heating | Active Solar, Forced Air, Solar |
| Cooling | Attic Fan, Central Air |
| Stories | Three Or More |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Private Yard, Smart Irrigation |
| Lot Description | Master Planned, Sprinklers In Front |
| Windows | Double Pane Windows, Window Coverings |
| Roof | Composition, Other |

School Information

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|------------|----------------------|
| District | Jefferson County R-1 |
| Elementary | Hutchinson |
| Middle | Dunstan |
| High | Green Mountain |

Additional Information

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| Date Listed | April 21st, 2025 |
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