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

MLS® #1698010 Listing Office: MODUS Real Estate

# \$799,000

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

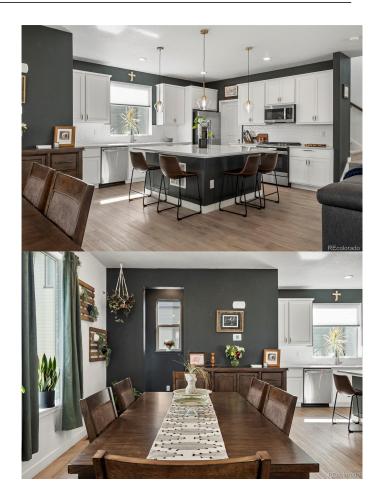
Red Rocks Ranch, Morrison, CO

Not your average new buildâ€"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 convenienceâ€"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€"it's a thoughtfully curated Colorado lifestyle.

Don't settle for builder basicâ€"move into something built smarter, styled better, and ready for adventure.

#### RE. COLORADO

# **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**

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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