

# \$784,000 - 15734 W Girard Avenue, Morrison

MLS® #1698010 Listing Office: MODUS Real Estate

## \$784,000

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

Red Rocks Ranch, Morrison, CO

Experience the difference—this Red Rocks Ranch home shines with designer upgrades and custom touches that elevate it beyond the typical new build. With premium finishes and intentional design throughout, this 4-bed, 4-bath home delivers elevated living just 17 miles from downtown Denver and minutes from Red Rocks Amphitheatre, Bear Creek Lake, and Green Mountain. Whether you're a weekend warrior or commuter, this location is a dream come true.

Step inside to discover a sun-drenched open floor plan made for modern living. Entertain effortlessly in the gourmet kitchen, featuring quartz countertops, stainless steel appliances, a gas stove, high ceilings, and a spacious upgraded island perfect for gathering. Designer lighting, upgraded fixtures, and luxury vinyl plank flooring bring a custom-home feel to every corner.

The center-slide glass doors open to a covered balcony, seamlessly blending indoor and outdoor living—ideal for Colorado's year-round sunshine.

On the entry level, a private bedroom with en-suite bath offers flexibility as a guest suite, home office, or gear drop zone. Upstairs, the primary suite is a true retreat with dual vanities, two walk-in closets, and dimmable lighting to set the tone. Two additional bedrooms and a full bath round out the top



floor.

Tech-savvy touches make daily living easy: solar panels, Ring smart thermostat, MyQ garage system, Hunter Douglas motorized shades, WiFi extenders, and an EV charger outlet in the oversized 2-car garage.

Outside, enjoy xeriscaped landscaping, a front yard sprinkler system, and access to two community playgrounds. With direct trail access to Bear Creek for biking, running, or dog walks—plus quick drives to Morrison, Golden, breweries, paddleboarding, and mountain escapes—this home delivers the Colorado lifestyle you’ve been dreaming of.

Don’t settle for builder-grade. Step into a home that’s built smarter, styled beautifully, and ready for your next chapter.

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**Listing Courtesy of MODUS Real Estate**

Built in 2023

**Essential Information**

MLS® #	1698010
Price	\$784,000
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

Date Listed	April 21st, 2025
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