

\$825,000 - 8199 W 67th Avenue, Arvada

MLS® #3267709



Listing Office: Berkshire Hathaway HomeServices Colorado Real Estate, LLC

\$825,000

4 Bedroom, 3.00 Bathroom, 1,831 sqft

Residential on 0 Acres

Meadow Ridge At Hagaman Ranch, Arvada, CO

Welcome to effortless living in the heart of Arvada! Tucked in a desirable community just minutes from vibrant Old Town Arvada, this beautifully maintained patio home offers the perfect blend of comfort, convenience, and style. Enjoy a true lock-and-leave lifestyle with lawn care, snow removal, and trash service all includedâ€”giving you more time to explore the local shops, restaurants, and parks that make this area so special. Step inside to discover warm hardwood floors that flow throughout the main living areas, complemented by vaulted ceilings and an abundance of natural light. The formal living and dining rooms set the stage for elegant entertaining, while the chefâ€™s kitchen is a standout with granite countertops, all stainless appliances, a generous island, pantry, and handy pullout drawers. The kitchen overlooks the family room with a gas fireplace and mantle. Enjoy casual meals in the sunny breakfast nook, or step out onto the low maintenance deckâ€”an ideal spot for your morning coffee or watching the sunset. Retreat to the main-floor primary suite, featuring a spacious walk-in closet, double sinks, and a walk-in shower for ultimate comfort. A second bedroom and full bath on the main level provide flexibility for guests, along with a dedicated laundry roomâ€”washer and dryer included! Downstairs, the finished walk-out basement expands your living space with a cozy second fireplace, an expansive family room, and a private junior suite complete with its own bath and walk-in closet. A fourth



nonconforming bedroom offers the perfect flex space for a home office, gym, or hobby room. These dual living areas on two separate floors offer endless possibilities. Whether you're downsizing, simplifying, combining or just love the idea of low-maintenance living in a fantastic location, this home has it all. With close proximity to I-70, local trails, and all the charm of Old Town Arvada, your next adventure starts here!

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Listing Courtesy of Berkshire Hathaway HomeServices Colorado Real Estate, LLC

Built in 2012

Essential Information

MLS® #	3267709
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	1,831
Acres	0.13
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Pending

Community Information

Address	8199 W 67th Avenue
Subdivision	Meadow Ridge At Hagaman Ranch
City	Arvada
County	Jefferson
State	CO
Zip Code	80004

Amenities

Parking Spaces	2
Parking	Concrete

of Garages 2

Interior

Appliances Dryer, Refrigerator, Washer

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Stories One

Exterior

Roof Composition

School Information

District Jefferson County R-1

Elementary Secrest

Middle Arvada K-8

High Arvada

Additional Information

Date Listed April 10th, 2025

Zoning Residential

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