

\$1,080,000 - 37 High View Lane, Boulder

MLS® #4505290 BY COLORADO Listing Office: eXp Realty, LLC

\$1,080,000

4 Bedroom, 3.00 Bathroom, 2,506 sqft
Residential on 1 Acres

Boulder Heights, Boulder, CO

What a RARE find! Situated on a corner gently sloping 1.47-acre lot of a cul-de-sac, this beautiful property offers unparalleled privacy, tranquility, and panoramic views of the Foothills & the sparkling lights of Boulder Valley. Offering 4 bedrooms, 3 bathrooms, and an oversized 2-car garage w/extended driveway. The interior beautifully embraces a rustic contemporary style, blending natural materials like wood and stone with modern design elements to create a warm & inviting atmosphere! Enhanced by abundant natural light, vaulted ceilings, exposed beams, a designer palette, and wood-look flooring w/plush carpet in all the right places. Discover the separate dining room and the welcoming living room with a fireplace! The kitchen boasts solid-surface counters, a subway tile backsplash, ample wood cabinetry, and a peninsula w/breakfast bar. You'll LOVE the main bedroom with a full bathroom! It also includes access to the attached solarium/greenhouse, where you can watch the snow fall in warmth and comfort. But that's not all—the large walk-out basement will impress! It features an inviting family room, an additional fireplace, a bathroom, 4th bedroom, and sliding doors that merge the inside/outside activities. Imagine sipping your favorite beverage while enjoying the breathtaking mountain vistas right from your multiple decks! This residence is surrounded by towering pine trees and scenic rock outcroppings, creating a tranquil retreat to unwind, watch wildlife, and



soak in the beauty of nature. Located on a county-maintained and plowed road, this home offers year-round accessibility. PLUS! Just minutes from downtown Boulderâ€™s shops, restaurants, hiking trails, and top-rated schools, this home blends serene mountain living with easy city access. Don't miss this opportunity to own a piece of Boulderâ€™s coveted mountain community! Wow, just WOW!

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Listing Courtesy of eXp Realty, LLC

Built in 1973

Essential Information

MLS® #	4505290
Price	\$1,080,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,506
Acres	1.47
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

Community Information

Address	37 High View Lane
Subdivision	Boulder Heights
City	Boulder
County	Boulder
State	CO
Zip Code	80302

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available
Parking Spaces	2

Parking	Concrete, Oversized
# of Garages	2
View	City, Mountain(s)

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, High Ceilings, High Speed Internet, Primary Suite, Solid Surface Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Disposal, Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Living Room
Stories	Three Or More

Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Corner Lot, Cul-De-Sac
Windows	Double Pane Windows, Window Coverings
Roof	Composition

School Information

District	Boulder Valley RE 2
Elementary	Foothill
Middle	Centennial
High	Boulder

Additional Information

Date Listed	April 1st, 2025
Zoning	F

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