

\$688,546 - 11008 Vrain Court, Westminster

MLS® #6567533 RECOLORADO Listing Office: High Ridge Realty

\$688,546

4 Bedroom, 3.00 Bathroom, 2,142 sqft
Residential on 0 Acres

Cotton Creek, Westminster, CO

****This property is Tenant Occupied. Lease expires Oct 2025 and will transfer to new owner.**** Nestled in the heart of Westminster, Colorado, this exquisite 4-bedroom, 2.5-bathroom residence stands as a testament to refined living. Boasting an impressive 2,961 square feet of meticulously designed interior space, this home offers a harmonious blend of comfort and sophistication.

The property's allure extends beyond its walls, with a captivating outdoor oasis that beckons relaxation and entertainment. A beautifully appointed patio, complete with a fire pit, provides the perfect setting for al fresco gatherings, while the putting green offers a touch of leisure for golf enthusiasts.

Situated in a coveted neighborhood, this home grants its inhabitants convenient access to a plethora of amenities. The Academy of Charter Schools lies within reach, ensuring educational excellence for discerning families. Culinary aficionados will delight in the proximity of both Sprouts Farmers Market and Whole Foods Market, offering an abundance of gourmet and organic options.

For those seeking recreational pursuits, Sherwood Park and the Westminster City Park Recreation Center provide ample opportunities for outdoor activities and fitness. The nearby Butterfly Pavilion offers a unique escape into nature's wonders, perfect for weekend



explorations.

This residence's strategic location places it merely 20 minutes from the vibrant pulse of Downtown Denver, while also providing easy access to the picturesque landscapes of Downtown Boulder and the University of Colorado Boulder. For winter sports enthusiasts, the property's positioning grants effortless access to Colorado's renowned ski resorts.

Aesthetic wall art adorns the interiors, creating an ambiance of cultured sophistication. With its thoughtful design and prime location, this property presents an unparalleled opportunity for those seeking a luxurious lifestyle in one of Colorado's most desirable communities.

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Listing Courtesy of High Ridge Realty

Built in 1977

Essential Information

MLS® #	6567533
Price	\$688,546
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,142
Acres	0.17
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	11008 Vrain Court
Subdivision	Cotton Creek
City	Westminster
County	Adams

State	CO
Zip Code	80031

Amenities

Parking Spaces	2
Parking	Concrete
# of Garages	2

Interior

Heating	Forced Air
Cooling	Central Air
Stories	Two

Exterior

Exterior Features	Balcony, Fire Pit, Lighting, Private Yard, Rain Gutters
Lot Description	Corner Lot, Cul-De-Sac
Roof	Composition

School Information

District	Adams 12 5 Star Schl
Elementary	Cotton Creek
Middle	Silver Hills
High	Northglenn

Additional Information

Date Listed	October 4th, 2024
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