

\$1,050,000 - 22609 E Eads Circle, Aurora

MLS® #7281387 RECOLORADO Listing Office: Compass - Denver

\$1,050,000

2 Bedroom, 3.00 Bathroom, 2,908 sqft
Residential on 0 Acres

Inspiration, Aurora, CO

VIEWS!!! You will not want to miss this beautifully upgraded 2-bedroom + Office Toll Brothers ranch-style residence located in the premier 55+ active Hilltop at Inspiration community! This home offers luxurious main floor living, with a walk-out basement backing to a serene greenbelt for unmatched privacy and views. As you enter the home, you will find an expansive open-concept living area featuring a gas fireplace and 15-foot glass sliding doors that flood the space with natural light. The sliding doors open to a covered back deck, ideal for year-round enjoyment with two built-in heaters, canned lighting and a pristine composite deck. The chef's kitchen is a showstopper, boasting upgraded cabinetry, luxury stainless steel appliances including a built-in refrigerator and double oven, plus a massive island with abundant storage. The Primary suite is oversized with room for a cozy sitting area and has a 5-piece en suite bathroom with soaking tub. This home includes many builder upgrades including four custom tray ceilings, engineered hardwood flooring throughout the main floor, upgraded carpeting in the bedrooms, and more. The main floor laundry includes built-in cabinetry, a utility sink, and washer/dryer are included. The unfinished walk-out basement is one foot deeper than normal to allow for higher ceilings. The finished 3-car garage has an extra four feet of depth for storage or workshop space. Additional peace-of-mind upgrades include 2022 exterior paint, wired for hot tub, and



radon mitigation system and sump pump installed. Located in the premier 55+ active adult Hilltop at Inspiration neighborhood, with amenities including a resort-style pool, clubhouse, tennis courts, pickleball, fitness center, miles of trails, and open space. Conveniently located with quick access to C-470, shops, restaurants, and parks. Donâ€™t miss this incredible opportunity to live in comfort, style, and communityâ€”schedule your private showing today!

RECOLORADO

Listing Courtesy of Compass - Denver

Built in 2017

Essential Information

MLS® #	7281387
Price	\$1,050,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,908
Acres	0.24
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	22609 E Eads Circle
Subdivision	Inspiration
City	Aurora
County	Douglas
State	CO
Zip Code	80016

Amenities

Amenities	Clubhouse, Fitness Center, Park, Playground, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s)
Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	3
Parking	Concrete, Dry Walled, Finished Garage, Oversized
# of Garages	3
View	Meadow

Interior

Interior Features	Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, Five Piece Bath, Granite Counters, High Ceilings, High Speed Internet, Kitchen Island, Open Floorplan, Pantry, Primary Suite, Quartz Counters, Radon Mitigation System, Smoke Free, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Double Oven, Dryer, Microwave, Range Hood, Refrigerator, Sump Pump, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Stories	One

Exterior

Exterior Features	Balcony, Lighting, Private Yard, Rain Gutters
Lot Description	Greenbelt, Landscaped, Level, Master Planned, Sprinklers In Front, Sprinklers In Rear
Windows	Double Pane Windows, Egress Windows, Window Coverings
Roof	Composition
Foundation	Slab

School Information

District	Douglas RE-1
Elementary	Pine Lane Prim/Inter
Middle	Sierra
High	Chaparral

Additional Information

Date Listed	May 22nd, 2025
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