

\$1,190,000 - 449 Meadow View Parkway, Erie

MLS® #IR1025385

Listing Office: WK Real Estate

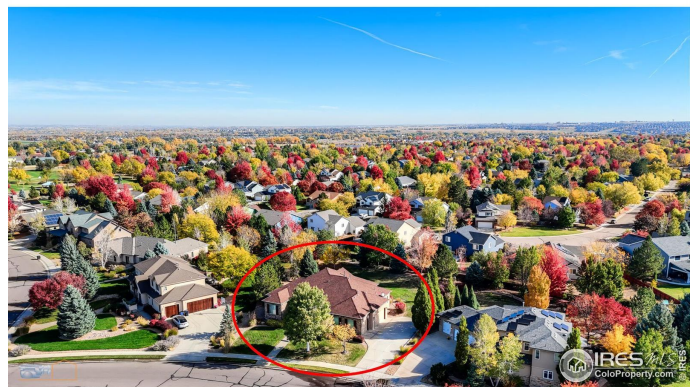
\$1,190,000

5 Bedroom, 4.00 Bathroom, 4,603 sqft

Residential on 1 Acres

Candlelight Ridge, Erie, CO

Nestled in the desirable Candlelight Ridge neighborhood on a spacious half-acre lot, this elegant home is designed for comfort, functionality, and modern living. Seller is offering a \$20,000 interest rate buydown concession with an acceptable contract. This stately ranch-style home features an upscale floor plan, thoughtfully designed with elegance and accessibility in mind, all on one level. The main floor features a great room which flows into an impressive kitchen, extensive hardwood flooring, a fireplace with granite hearth, 10-foot ceilings, and a study with custom built-ins. Enjoy the luxury of a spacious 20x20 ft primary suite with access to the back patio, a 5-piece bath with an impressive walk-in shower, and direct laundry room access. Two secondary bedrooms share a Jack-and-Jill bath for added convenience. The gourmet kitchen is perfect for gatherings with family and friends, featuring Alder cabinets, granite counters, a breakfast bar, stainless appliances including a gas range/oven, and a substantial butler's pantry connected to the formal dining room. A wide-open stairway, framed by maple hand railings with iron spindles, welcomes us into the basement where we find 9-foot ceilings and a large family room wired for a home theatre and surround sound connected to a large, multi-purpose rec room. The basement also has two more oversize, conforming bedrooms and a full bath. With two high-efficiency furnaces, two water heaters, and an invisible fence for pets, this



home is as practical as it is beautiful. The half-acre yard is beautifully landscaped with a large cement patio. Enjoy the perks of living on the west side of Erie in Boulder County! Allo Fiber Optic internet offers speeds up to 2.3 GIG. Everything you need is close at hand with nearby amenities like the Erie Family Recreation Center, Meadowlark School two blocks south, and a park only two blocks away. An excellent opportunity to own a beautiful home in the vibrant community of Erie.

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Listing Courtesy of WK Real Estate

Built in 2005

Essential Information

MLS® #	IR1025385
Price	\$1,190,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Square Footage	4,603
Acres	0.50
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Pending

Community Information

Address	449 Meadow View Parkway
Subdivision	Candlelight Ridge
City	Erie
County	Boulder
State	CO
Zip Code	80516

Amenities

Amenities	Park
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Utilities	Cable Available, Electricity Available, Internet Access (Wired), Natural Gas Available
Parking Spaces	3
# of Garages	3

Interior

Interior Features	Eat-in Kitchen, Five Piece Bath, Open Floorplan, Radon Mitigation System, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
Stories	One

Exterior

Lot Description	Level, Sprinklers In Front
Windows	Window Coverings
Roof	Composition
Foundation	Structural

School Information

District	Boulder Valley RE 2
Elementary	Other
Middle	Meadowlark
High	Centaurus

Additional Information

Date Listed	February 1st, 2025
Zoning	Res

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