

# \$1,049,500 - 3165 W 63rd Avenue, Denver

MLS® #IR1029923

Listing Office: MB/Miro & Co

## \$1,049,500

6 Bedroom, 4.00 Bathroom, 3,460 sqft  
Residential on 0 Acres

Clear Creek Gardens Sub, Denver, CO

2-story home built in 2024 \* 6 bedrooms, 4 bath & 3 insulated car garage \* 9 to 10 foot ceilings throughout entire home \* Separate entrance to Basement, so it could be rented out between \$1500 and \$2,000 per month \* Low taxes & No HOA fees \* MAIN FLOOR: living room with fireplace, next to the family room with floor-to-ceiling windows & 20-foot-high vaulted ceilings, next to formal dining space & kitchen \* Kitchen with SS appliances, gas range, quartz counters, additional everyday dining area, laundry room & French doors leading to a private patio \* UPPER FLOOR: the primary suite with walk-in closet & a 5-piece attached bath with a jetted tub, additional 3 bedrooms & another bath \* BASEMENT with good amount of day light, spacious living area, bedroom, bath, kitchenette & crawlspace that could be used for extra storage \* Additional features: 2 furnaces, tankless water heater, clothes washer & dryer included, fully fenced large backyard with 10'X12' woodshed, space in the garage for additional storage & sprinkler \* Easy access to Hwy 36, I-70, I-25 & both the Gold Line and B-Line Light Rail Stations \* Close to the shops, restaurants, fitness studios & breweries on Tennyson Street, West Highlands, and Olde Town Arvada, Jim Baker Reservoir, pickleball, playgrounds & recreation provided by Clear Creek Park \* The Clear Creek Trail bike path allows a 15 min ride to Olde Town Arvada \* Convenient to great Colorado ski areas!



**Listing Courtesy of MB/Miro & Co**

Built in 2024

**Essential Information**

MLS® #	IR1029923
Price	\$1,049,500
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,460
Acres	0.26
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

**Community Information**

Address	3165 W 63rd Avenue
Subdivision	Clear Creek Gardens Sub
City	Denver
County	Adams
State	CO
Zip Code	80221

**Amenities**

Utilities	Electricity Available, Natural Gas Available
Parking Spaces	3
Parking	Oversized
# of Garages	3

**Interior**

Interior Features	Eat-in Kitchen, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

Fireplaces	Gas
Stories	Two

## Exterior

Lot Description	Level, Sprinklers In Front
Windows	Double Pane Windows, Window Coverings
Roof	Composition
Foundation	Slab

## School Information

District	Westminster Public Schools
Elementary	Tennyson Knolls
Middle	Shaw Heights
High	Westminster

## Additional Information

Date Listed	April 2nd, 2025
Zoning	R-1-C

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