

# \$715,000 - 1827 Prairie Ridge Drive, Fort Collins

MLS® #IR1030137

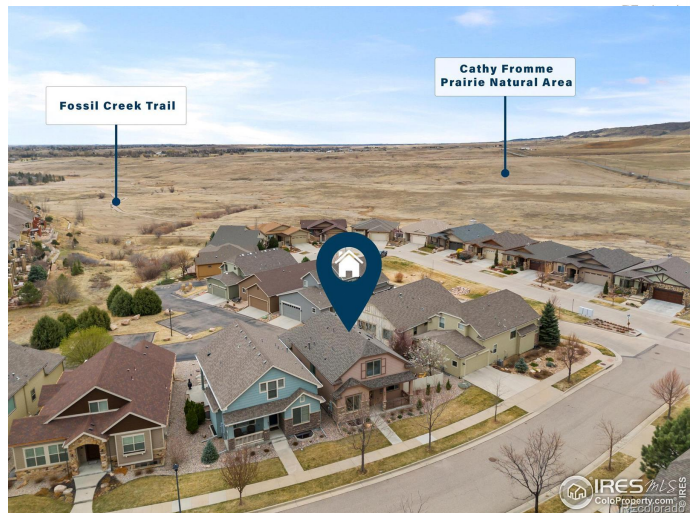
Listing Office: Group Mulberry

## \$715,000

3 Bedroom, 4.00 Bathroom, 2,632 sqft  
Residential on 0 Acres

Harmony Ridge, Fort Collins, CO

The Perfect Balance of Comfort, Convenience, and Charm! Welcome to this well appointed home in the highly sought after Harmony Ridge neighborhood. With stunning views of Horsetooth Rock from the primary bedroom, an aspen shaded private garden, newly landscaped front yard, brand new roof and low-maintenance lifestyle, this home offers the perfect balance of comfort, convenience, and charm. Inside, you'll love the spacious feel of 9-foot ceilings, the warmth of hardwood floors, and all new carpet throughout. The kitchen boasts ample granite counter space, a large island with bar seating, and stainless steel appliances, making it great for cooking and gathering. The main floor also features a granite and steel gas fireplace, two large picture windows and dedicated office or flex room. Upstairs, the spacious primary suite boasts a 5-piece bath with a generous walk-in closet providing a peaceful retreat at the end of the day. The second bedroom and full bath is thoughtfully positioned at the opposite end of the upstairs hallway, creating separation while still having proximity. This part of the house positively glows in the mornings with warm full sunshine from the south. The finished basement adds extra living space with a large family room, plenty of storage spaces, recessed ceiling lighting as well as abundant natural light, an additional bedroom and full bathroom. The two-car garage provides plenty of storage, and with the HOA covering impeccable community landscaping, all lawn



care and snow removal, you can lock and leave or just spend less time on chores and more time enjoying the nearby parks, trails, and everything Fort Collins has to offer. Home includes an active radon system for peace of mind. At the edge of the Harmony Ridge neighborhood sits the Cathy Fromme Prairie. It is a protected natural area of rolling grassland, streams and wildlife. Its bike path runs the full length of this truly beautiful part of Fort Collins.

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**Listing Courtesy of Group Mulberry**

Built in 2011

**Essential Information**

MLS® #	IR1030137
Price	\$715,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,632
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

**Community Information**

Address	1827 Prairie Ridge Drive
Subdivision	Harmony Ridge
City	Fort Collins
County	Larimer
State	CO
Zip Code	80526

**Amenities**

Utilities	Electricity Available, Internet Access (Wired), Natural Gas Available
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Parking Spaces	2
# of Garages	2
View	Mountain(s)

## Interior

Interior Features	Eat-in Kitchen, Open Floorplan, Pantry, Radon Mitigation System, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
Stories	Two

## Exterior

Lot Description	Sprinklers In Front
Roof	Composition

## School Information

District	Poudre R-1
Elementary	McGraw
Middle	Webber
High	Rocky Mountain

## Additional Information

Date Listed	April 3rd, 2025
Zoning	Res

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