

\$2,600,000 - 2790 Juilliard Street, Boulder

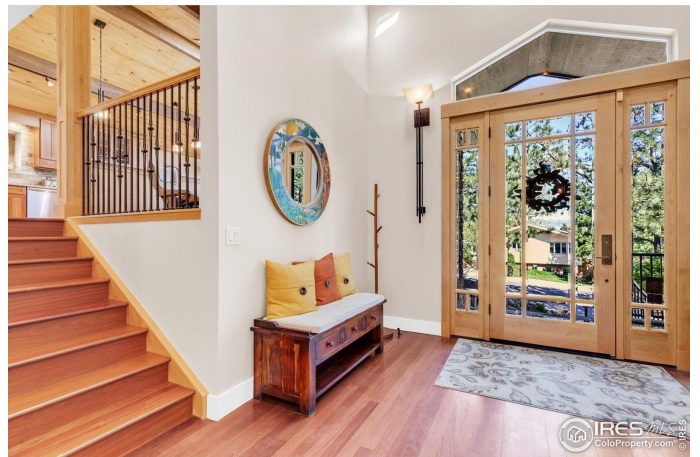
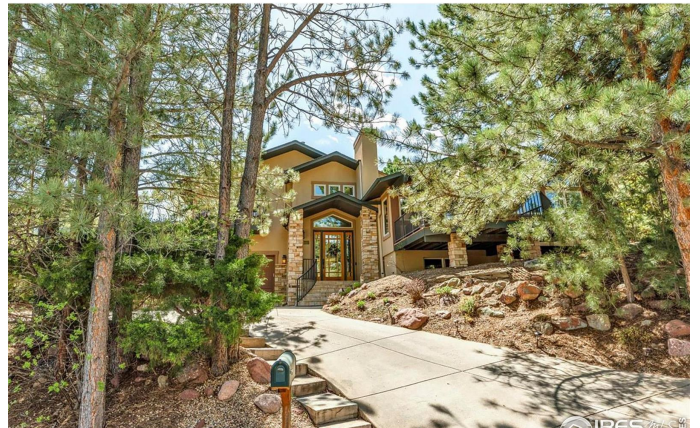
MLS® #IR1031677 Listing Office: 8z Real Estate

\$2,600,000

4 Bedroom, 4.00 Bathroom, 3,722 sqft
Residential on 0 Acres

Rolling Hills, Boulder, CO

Perched on a bluff in South Boulder's coveted Rolling Hills neighborhood, this stunning Mountain Modern Alpine Chalet offers breathtaking Flatiron views, elegant design, and true Colorado lifestyle. Thoughtfully designed by David Waugh and Niwot Associates, the home exudes warmth and sophistication with an open, light and airy contemporary floorplan, Brazilian cherry floors, alder trim, and four custom gas fireplaces. The gourmet kitchen is the heart of the home, featuring slab granite counters, a Sub-Zero fridge, and a Dacor gas cooktop-perfect for gathering around the fire or enjoying conversation in the open layout. Walls of windows invite the outdoors in, framing sunsets over the foothills and filling the home with natural light. The upper level primary suite is a private retreat with a five-piece luxury bath and balcony overlooking city lights and Baseline Reservoir. A second main floor primary suite with walk-in closet and five-piece bath, and two additional bedrooms in the lower level offer flexible living space for family, work, guests, or multi-generational living. Nearly half an acre of beautifully landscaped grounds includes extensive outdoor living areas with stone patios, garden areas, and a west-facing Trex deck ideal for morning coffee or evening wine while soaking in the views of the Flatirons. Just steps from some of the highest rated k-12 schools in the state. This home provides Colorado living at its finest with privacy, convenience, and easy access to



IREcolorado

trails, parks, and South Boulder favorites like Southern Sun Brew Pub, South Side Walnut Cafe, Boxcar Coffee, Sweet Cow and Whole Foods.

RE COLORADO

Listing Courtesy of 8z Real Estate

Built in 1967

Essential Information

MLS® #	IR1031677
Price	\$2,600,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,722
Acres	0.45
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Style	Chalet, Contemporary
Status	Active

Community Information

Address	2790 Juilliard Street
Subdivision	Rolling Hills
City	Boulder
County	Boulder
State	CO
Zip Code	80305

Amenities

Utilities	Electricity Available, Natural Gas Available
Parking Spaces	3
Parking	Oversized
# of Garages	3
View	City, Mountain(s)

Interior

Interior Features	Five Piece Bath, Kitchen Island, Open Floorplan, Pantry, Primary Suite, Sauna, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Double Oven, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room, Primary Bedroom
Stories	Three Or More

Exterior

Exterior Features	Balcony
Lot Description	Rolling Slope, Sprinklers In Front
Windows	Double Pane Windows, Skylight(s), Window Coverings
Roof	Composition

School Information

District	Boulder Valley RE 2
Elementary	Mesa
Middle	Southern Hills
High	Fairview

Additional Information

Date Listed	April 22nd, 2025
Zoning	RES



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