# \$1,450,000 - 191 Alder Lane, Boulder

MLS® #IR1032508 Listing Office: Compass - Boulder

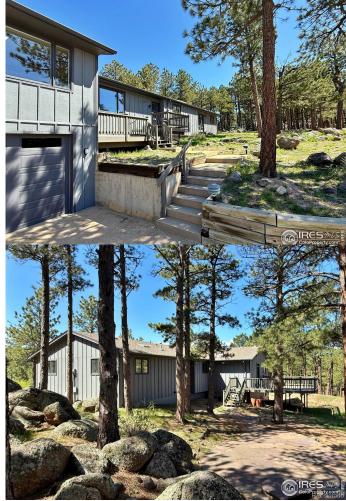
## \$1,450,000

4 Bedroom, 2.00 Bathroom, 2,997 sqft Residential on 1 Acres

Pine Brook Hills 7, Boulder, CO

Welcome to 191 Alder Lane, a beautifully remodeled oasis nestled at the top of Pine Brook Hills, Boulder's premier mountain neighborhood. This inviting 4-bedroom home boasts 2,997 sqft of living space and has been totally refreshed with top to bottom upgrades. The kitchen has been transformed into a culinary enthusiast's dream featuring a large reclaimed black walnut island, all new "smart" appliances, and black quartz countertops with a cool waterfall effect. The modern & open living spaces ensure comfortable daily living with white oak hardwood floors and new carpet in the bedrooms. The entire home has been painted inside and out. The generously sized primary bedroom is bright with french doors that open to a south side deck. The on-suite bathroom is all new with a dreamy soaking tub and separate shower. The large closet has built in storage and abundant natural light. The 3 other bedrooms share an also brand new full bath and along with the laundry room, are all on the main floor making for easy ranch-style living. The flex space on the lower level would serve great as an office, workout or guest room. As inspiring as this beautiful remodel is, this is a neighborhood of multi-million dollar homes so a modern upgrade would be an option here. Building plans have been completed and site plan approved for a 6,122sqft, carbon neutral, modern industrial luxury home. Boulder County's size moratorium would otherwise limit an upsizing but the already approved Site Plan (SPR)





allows for this size exception through
November 14, 2027. A new buyer is welcome
to utilize the seller's luxury plans from AIA Firm
of the Year, Arch11, at no additional cost or
bring their own architect to design a custom
dream home. The septic is rated for a 6 bed
home and water is provided by a community
system. Love where you live and live where
you love in this close-in mountain
neighborhood with easy 10 min access to all
that the vibrant city of Boulder has to offer.

DE ACOLODODA

## **Listing Courtesy of Compass - Boulder**

Built in 1970

#### **Essential Information**

MLS® # IR1032508

Price \$1,450,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 2,997

Acres 0.66

Year Built 1970

Type Residential

Sub-Type Single Family Residence

Status Active

## **Community Information**

Address 191 Alder Lane

Subdivision Pine Brook Hills 7

City Boulder

County Boulder

State CO

Zip Code 80304

#### **Amenities**

Utilities Electricity Available, Internet Access (Wired), Natural Gas Available

Parking Spaces 2

# of Garages 2

View City, Mountain(s)

#### Interior

Interior Features Eat-in Kitchen

Appliances Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer

Heating Forced Air, Hot Water

Cooling Central Air

Stories Split Entry (Bi-Level)

#### **Exterior**

Windows Window Coverings

Roof Composition

### **School Information**

District Boulder Valley RE 2

Elementary Foothill

Middle Centennial

High Boulder

## **Additional Information**

Date Listed April 30th, 2025

Zoning F

RE COLORADO

Terms and Conditions: The content relating to real estate for sale in this Web site comes in part from the Internet Data eXchange ("IDX") program of METROLIST, INC., DBA RECOLORADO® Real estate listings held by brokers other than RE/MAX Professionals are marked with the IDX Logo. This information is being provided for the consumers personal, non-commercial use and may not be used for any other purpose. All information subject to change and should be independently verified.

Copyright 2025 METROLIST, INC., DBA RECOLORADO® -- All Rights Reserved 6455 S. Yosemite St., Suite 500 Greenwood Village, CO 80111 USA

Listing information last updated on May 20th, 2025 at 12:48pm MDT