

# \$715,000 - 8574 W 94th Avenue, Westminster

MLS® #IR1032971

Listing Office: The Colorado Group

## \$715,000

3 Bedroom, 3.00 Bathroom, 2,455 sqft  
Residential on 0 Acres

Sunstream Flg # 7d, Westminster, CO

Welcome to timeless charm and comfortable living in this classic two-story home! The main floor unfolds with a traditional yet flowing layout, featuring a spacious living room, an elegant dining room perfect for gatherings, a well-appointed kitchen, and a cozy family room - offering distinct spaces for all your needs. The heart of the home is the inviting kitchen, complete with a functional island that serves as a wonderful hub for culinary creations and casual interaction with family and friends. Adjacent to the kitchen, the spacious family room beckons with a warm gas fireplace framed by attractive built-in shelving, creating an ideal spot for relaxation and connection. On the the second floor, you will find a versatile open loft area, perfect for a home office, reading nook, or play space. This level also hosts three comfortable bedrooms, including the generously sized primary suite. Your private retreat awaits, featuring a beautifully updated five-piece bathroom and a large closet to accommodate your wardrobe. Unlock more potential in the unfinished basement - a blank canvas awaiting your vision! Imagine creating an additional bedroom, a lively rec room, a dedicated workout area, or whatever your lifestyle desires. Don't miss the beautifully landscaped yard with a spacious patio, colorful perennials and a pergola to provide shade on Colorado days. The 3 car garage is a huge bonus for car enthusiasts or Buyers wanting a great workshop. This meticulously maintained home is ready now!



## **Listing Courtesy of The Colorado Group**

Built in 1997

### **Essential Information**

MLS® #	IR1032971
Price	\$715,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,455
Acres	0.21
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Pending

### **Community Information**

Address	8574 W 94th Avenue
Subdivision	Sunstream Flg # 7d
City	Westminster
County	Jefferson
State	CO
Zip Code	80021

### **Amenities**

Utilities	Cable Available, Electricity Available, Internet Access (Wired), Natural Gas Available
Parking Spaces	3
Parking	Oversized
# of Garages	3
View	Mountain(s)

### **Interior**

Interior Features	Eat-in Kitchen, Five Piece Bath, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Oven, Refrigerator, Self Cleaning Oven, Washer
Heating	Forced Air

Cooling	Ceiling Fan(s), Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
Stories	Two

## Exterior

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

## School Information

District	Jefferson County R-1
Elementary	Lukas
Middle	Wayne Carle
High	Standley Lake

## Additional Information

Date Listed	May 4th, 2025
Zoning	RES

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