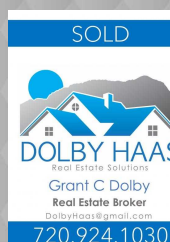


Features include:

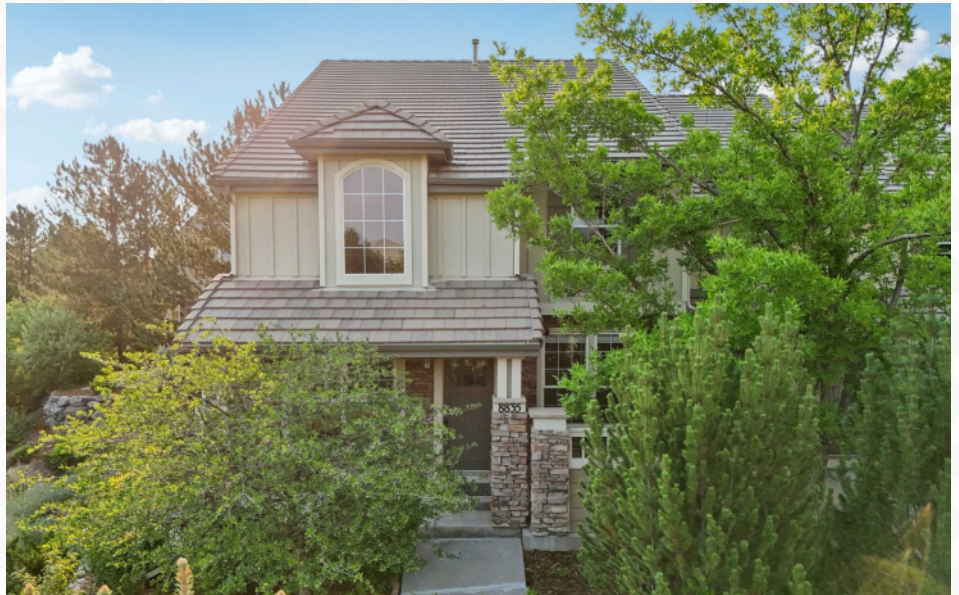
- Bedrooms - 3
- Bathrooms (full) - 1
- Bathrooms (3/4th) - 2
- Bathrooms (half) - 1
- Square Feet - 3,020 sq. ft.
- Lot Size - 2,222 sq. ft.



8835 Edinburgh Cir, Highlands Ranch, CO 80129

Gorgeous End-Unit Townhouse in Birkdale at Highlands Ranch Golf Club

600000



Call or Text SHOW to 720-515-1802 to Arrange a Tour or to Learn More.

Ideally nestled on a coveted corner overlooking a large greenbelt with mature trees, this stunning 2 story lives like a single-family home, and with all the conveniences of townhome living. Fantastic opportunity to own in the sought after Birkdale community with just a short walk to Highlands Ranch Golf Club and miles of trails. Offering 3 bedrooms, 4 baths, a finished basement, adds up to over 3,000 sq ft, plus there's an attached 2 car garage.

Step onto the inviting covered porch and inside to an open floorplan and a living room showcasing a soaring vaulted ceiling and is flooded with natural light. The cozy gas fireplace is a welcome addition on those cool evenings. The dining room is open to the living room and spacious enough for all your dinner guests. The sliding glass door leads out to a generous sized deck overlooking the lush greenbelt. Surrounded by majestic trees providing plenty of privacy, it's perfect for relaxing and for entertaining.

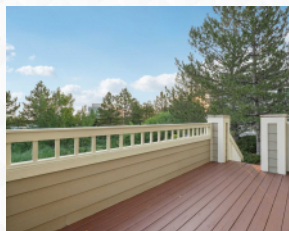
The kitchen is a delight boasting slab granite counters, stainless steel appliances, including a double oven and a gas cooktop, ample storage in the cabinetry, tile backsplash and is conveniently open to the dining room. The main level office looks out onto the front porch and is finished with glass French doors. Main level powder room and laundry room.

Upstairs you'll find a spacious primary suite with 2 walk-in closets. With plenty of space for a sitting area, a raised ceiling with a ceiling fan, and a luxurious 5-piece bath with a soaking tub, it is a true retreat. Upper level includes a secondary bedroom with a 3/4 bath and the loft offers more versatile living space.

Equally impressive is the finished basement with a 9' ceiling and newer carpeting. The generous open family/rec room is finished with a large wet bar, complete with a dishwasher and beverage cooler. There's plenty of seating space at the wooden bar counter, ideal for all your entertaining. Barn door entry into the 3rd bedroom (non-conforming) with a full egress window. The closet is right around the corner and is across from the 3/4 bath. 2 additional storage areas adds convenience.

Enjoy your wraparound covered front porch, ideal for morning coffees or evening gatherings. The oversized, finished and insulated 2 car garage with storage, ensures comfort and easy organization. The HOA ensures low exterior maintenance and seamless living with inclusive services like irrigation, grounds and structure maintenance, road upkeep, snow removal, trash collection, utilities, and exterior insurance coverage.

Take advantage of all that Highlands Ranch has to offer with state of the art rec centers, a manicured golf course, expansive parks & open spaces, pools, tennis/sports courts, scenic trails and dog parks. These amenities promise an active, resort style lifestyle just steps from your front door. And only minutes from premier shopping, dining, entertainment, schools, and C-470.



Grant Dolby
Broker

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Equal Housing. Information believed to be accurate but is not guaranteed

