



11756 Fairplay Street
 Brighton, CO 80603
 COMMUNITY: Buffalo Run

MLS # 7071711
 PRICE \$545,000



Single Family



1669 SQFT



3 Beds



2 Baths



2 Car



0.13 Acre

PROPERTY DETAILS

Come see this move in ready ranch in Buffalo Run located directly across from Stampede Park! This home is perfectly situated facing East/West and overlooks the park from the covered front porch. There's much to appreciate including a modern floorplan, a spacious entryway with timeless oak hardwood floors and freshly painted walls and ceilings. The open concept creates a sprawling living space layout. The kitchen features great shaker style cabinets, generous countertop spaces, gas range and bar style seating. Bay window creates an elegant accent in the dining area. The living room will fit all your furnishings, and the built in shelving will keep you organized. The fireplace will surely be appreciated all year long. The primary bedroom is very spacious and gets great morning light. A true 5 piece bathroom awaits with double sink vanity, walk in closet, oval garden style tub, and walk in shower. Another bedroom with walk in closet is nearby the full bathroom on the main level. French doors open to the west facing office, a great space to work from home, set up a study, a studio, or even add a wardrobe closet to create a 3rd bedroom. If more space is desired, there's more than 1,000 square feet available in the basement. The 2 bay garage has high ceilings, exterior access door, and leads into the home right next to the laundry room. Fully landscaped exterior complete with sprinkler system, mature greenery, and a stamped concrete patio on the East



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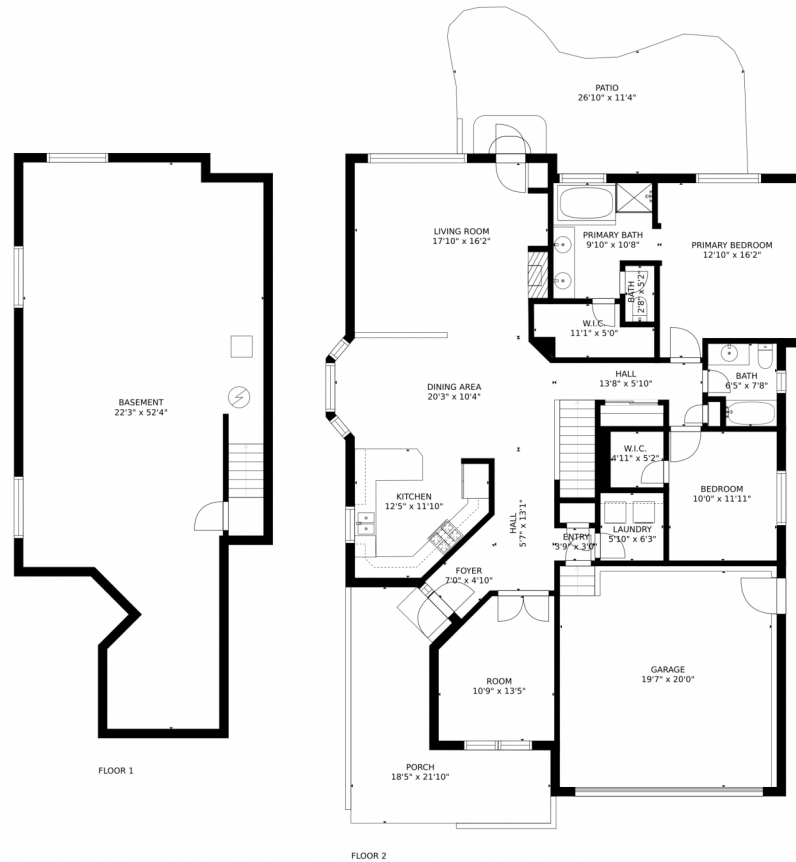
side of the home for morning coffee. And don't forget, there's all the yard space you'll ever want just across the street! Stampede Park has walking paths, massive lawn spaces, picnic area, gazebo and playground-a dream come true. Enjoy watching endless sunsets fade over the Rocky Mountains on the horizon. Super easy access to HWY 76 & E 470. 15 minutes to DIA. Barr Lake State Park is only a 10 minute drive away! Please read the broker remarks for additional information.



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11756 Fairplay Street, Brighton, CO 80603 – All Levels



Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 1084 sq. ft
GLA FLOOR 2: 1773 sq. ft, excluded 1458 sq. ft
Total GLA 1773 sq. ft, total scanned area 4315 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



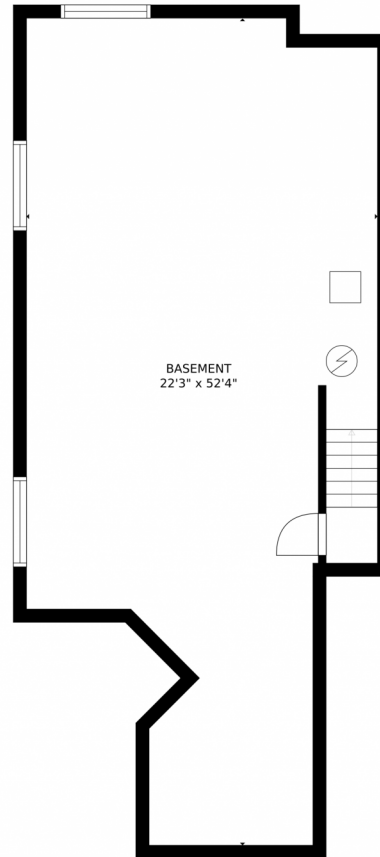
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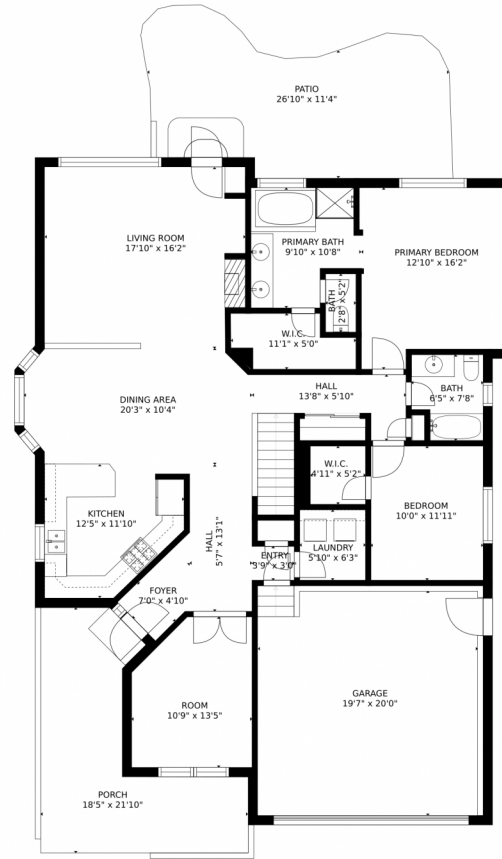
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11756 Fairplay Street, Brighton, CO 80603 – Main Level



Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 1084 sq. ft
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Total GLA 1773 sq. ft, total scanned area 4315 sq. ft

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