



13126 West Stanford Avenue  
Morrison, CO 80465

MLS # 8979666

## Beautiful Country Cottage in the Surburbs near the Mountains



Single Family



1752 SQFT



4 Beds



2 Baths



1 Car



0.19 Acre

## PROPERTY DETAILS

Welcome to your dream retreat! This charming country cottage blends comfort with eco-friendly updates.

### Property Highlights:

- Upgraded roof with durable tiles.
- Energy efficient with R-45 insulation, solar panels, and an EV charger.
- Remodeled bathrooms and kitchen featuring modern finishes.
- Sustainable features include organic garden beds and a compost area.
- Water conservation with low-flow toilets and xeriscaped landscaping.

### Outdoor Features:



**Melanie Hood**

303-525-1828

[melanie.hood@exitrealtycherrycreek.com](mailto:melanie.hood@exitrealtycherrycreek.com)

<https://www.loftyhood.com>

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- 2,000 sq ft deck with new railings and a covered porch.
- Professionally trimmed trees, potting bench, and storage shed.
- Platform for canoe or kayak storage.

Interior Touches:

- Wood floors, built-in shelves, newer paint, and included washer/dryer.

This unique home is move-in ready, offering a peaceful lifestyle with privacy and low maintenance.



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