



Single Family



1796 SQFT



2 Beds



2 Baths



2 Car



0.45 Acre

## PROPERTY DETAILS

Welcome to the desirable 45+ active adult community of Heritage Eagle Bend. This well-maintained home features 2 spacious bedrooms and 2 full bathrooms, with an open floorplan perfect for daily living and entertaining. The inviting foyer leads to a bright living area that connects to the kitchen and dining space. The formal dining room can be adapted to your needs, whether as an office or hobby room. The primary bedroom includes a tray ceiling, walk-in closet, and ensuite bathroom with a garden tub and shower. Enjoy the large covered back patio, ideal for relaxing in Colorado's beautiful seasons. The oversized two-car garage offers extra space for a golf cart or storage. Experience low-maintenance living with access to amenities like a clubhouse, restaurant, fitness center, pools, and an 18-hole golf course, all within a vibrant community.



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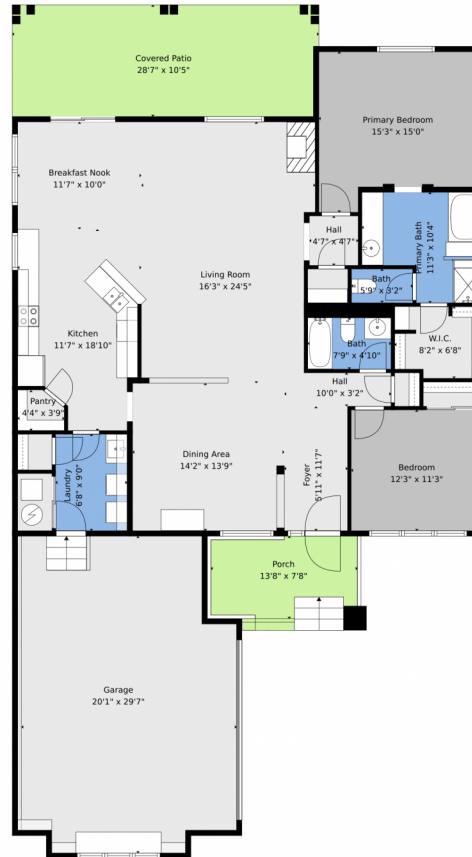
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# 7753 South Addison Way, Aurora, CO 80016 — Main Level



**TOTAL: 1738 sq. ft**  
1st floor: 1738 sq. ft  
EXCLUDED AREAS: GARAGE: 561 sq. ft, UNDEFINED: 17 sq. ft, COVERED PATIO: 295 sq. ft,  
PORCH: 96 sq. ft, WALLS: 131 sq. ft

Floor Plan Created By V1photos.com. Measurements Deamed Highly Reliable But Not Guaranteed.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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