



8278 South Reed Way  
 Littleton, CO 80128  
 COMMUNITY: Columbine Knolls South Estates

MLS # 7683595  
 PRICE \$610,000



Single Family 1886 SQFT 3 Beds 2/1 Baths 2 Car 0.11 Acre

## PROPERTY DETAILS

Welcome to this beautiful well-maintained home tucked on a quiet cul-de-sac in Columbine Knolls South. Buyers are going to love the finishes and lighting in this home. This property is at the end of the street with western exposure daylight. Property is move-in ready and features a bright, open floor plan and inviting living spaces. Vaulted ceilings, professionally cleaned carpet, and abundant natural light, creates a warm and welcoming atmosphere throughout. The spacious area is perfect for both entertaining and everyday living. The main level offers a flowing layout ideal for gatherings large and small. Upstairs, the primary suite features a five piece updated bath and walk-in closet. The guest bathroom has also been updated. Another great entertaining space is the family room just right off the kitchen. The backyard is nicely manicured with lush green grass, mature tree, and newer deck. The unfinished basement is waiting for the right designer to make this personally their own space. New updates include: Stone coated steel roof 2019, furnace, air conditioning, tankless hot water heater, water filtration system all from 2017, exterior paint 2021. The fireplace was cleaned 2/2026. Property is in an HOA-BUT it's voluntary. Fees are minimal and the HOA does a nice job maintaining the integrity of the neighborhood. Despite the quiet suburban feel on the block, groceries, coffee, and dinner are minutes away by foot. The regional trail network runs right



**Mary Vielhauer Vielhauer Realty Inc**  
 303-349-1015  
 maryvielhauer@comcast.net  
<https://MyMetroDenverRealtor.com>



through the neighborhood with eventual connections to Colorado favorites like the Colorado Trail at Waterton Canyon, and the Highline Canal. Chatfield State Park and the Botanic Gardens are your neighbors to the south and only 5 minutes away.



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