

\$699,000 - 1386 Avgare Way, Erie

MLS® #7386294

\$699,000

4 Bedroom, 4.00 Bathroom, 2,816 sqft

Residential on 0.14 Acres

Canyon Creek, Erie, CO

With peace of mind that your kids would attend the highly rated St. Vrain Valley schools - including Red Hawk Elementary, Erie Middle, and Erie High or Aspen Ridge Preparatory school - this home offers exceptional educational opportunities.

Welcome to 1386 Avgare Way in Erie, CO, a stunning two-story home in the sought-after, quiet community in Canyon Creek with no metro district taxes. This beautifully maintained property features an open, inviting layout perfect for entertaining or everyday living. The main floor flows seamlessly from a cozy living room with a gas fireplace to a formal dining area and convenient eat-in kitchen with 42" cabinets, solid surface countertops, and stainless steel appliances. You'll love the luxury hardwood floors, plantation shutters, fresh paint, and wrought-iron balusters that elevate the main level.

Upstairs, you'll find a roomy loft, a spacious primary suite with vaulted ceilings and an en-suite five-piece bath with a walk-in closet, plus two additional bedrooms connected by a Jack-and-Jill bath. The finished basement offers incredible flexibility - ideal for guests, a mother-in-law suite, or recreation space - complete with a beautifully tiled bathroom, secondary laundry room, and a framed-in bedroom ready to finish.

Step outside to a private backyard retreat with



mature trees, a flagstone patio, and a level lot perfect for play or relaxation. With solar panels covering roughly 80% of the home's energy needs, this home is both efficient and eco-friendly.

Outdoor enthusiasts will love the quick access to Thomas Reservoir, nearby parks, the Coal Creek Trail system, and the Erie Singletrack bike paths. Plus, enjoy being just minutes from downtown Erie's restaurants, breweries, boutiques, and the upcoming Erie Town Center (opening 2026-2027) - all with quick commutes to Boulder, Broomfield, and Denver via Highway 287 or I-25.

Visit <https://bit.ly/1386Avgare> to explore the 3D interior and exterior tour.

Built in 2004

Essential Information

MLS® #	7386294
Price	\$699,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Square Footage	2,816
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Residential-Detached
Status	Active

Community Information

Address	1386 Avgare Way
Area	Erie
Subdivision	Canyon Creek
City	Erie
County	Boulder

State	CO
Zip Code	80516

Amenities

Amenities	Playground, Park, Hiking/Biking Trails
Parking	Oversized
# of Garages	2
Garages	Attached

Interior

Interior Features	In-Law Floorplan, Eat-in Kitchen, Open Floorplan, Pantry, Walk-In Closet(s), Loft, Jack & Jill Bathroom, Kitchen Island
Appliances	Dishwasher, Refrigerator, Washer, Dryer, Microwave, Disposal
Heating	Forced Air
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Gas, Living Room, Single Fireplace
# of Stories	2
Stories	Two

Exterior

Lot Description	Gutters, Lawn Sprinkler System, Level
Windows	Window Coverings, Double Pane Windows
Roof	Composition
Construction	Wood/Frame, Stone

School Information

District	St. Vrain Valley RE-1J
Elementary	Red Hawk
Middle	Erie
High	Erie

Additional Information

Days on Market	9
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Listing Details

Listing Office	Worth Clark Realty
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