

# \$1,059,000 - 2540 Brogans Bluff Drive, Colorado Springs

MLS® #1120778

**\$1,059,000**

5 Bedroom, 4.00 Bathroom, 4,754 sqft  
Residential on 0.53 Acres

Mountain Shadows, Colorado Springs, CO

Freshly painted inside, see new light and bright photos. Situated at the top of Mountain Shadows and only minutes away from schools, shopping and miles of scenic hiking and biking trails at Ute Valley Park, you'll be sold the minute you arrive as the impressive entry welcomes you and sets the stage for your walk through the beautifully laid out main level that includes perfectly sized formal Living & Dining Rooms, a cozy Family Room with walkout access to three outdoor entertainment spaces (two decks & a stamped concrete patio), and a beautiful and functional Office that could easily convert to a main level bedroom. You'll never lack storage or work space in the spacious Kitchen; ample cabinetry and granite countertops are just the start of a functional space that also offers a cozy Dining Nook, built in desk with mail organizer, stainless steel appliances and pantry closet. Rounding out the main level is the laundry/mud room entry from the spacious three car garage that measures almost 900 square feet. The Master Bedroom is truly a retreat with a 9'x9' walk-in closet, five-piece modern bath and the ability to enjoy a good book or cup of coffee by the three-sided fireplace that separates the bedroom area from a separate sitting area, all with views of the city and mountains. The renovated Jack and Jill bathroom creates a great use of space between the two spacious secondary bedrooms on the upper level. And



when it's time to play, the light and bright walk out basement provides more than enough space to be set up as a game room, theater room, craft room or anything else you may desire, only steps away from the lower level deck.

Built in 1992

### **Essential Information**

MLS® #	1120778
Price	\$1,059,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Square Footage	4,754
Acres	0.53
Year Built	1992
Type	Residential
Sub-Type	Single Family
Status	Active

### **Community Information**

Address	2540 Brogans Bluff Drive
Subdivision	Mountain Shadows
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80919

### **Amenities**

Utilities	Electricity, Gas Available
# of Garages	3
Garages	Garage Door Opener

### **Interior**

Interior Features	5-Pc Bath, 6-Panel Doors, 9Ft + Ceilings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
Fireplaces	Basement, Gas, Main, Pellet, Upper
# of Stories	2
Stories	2 Story
Has Basement	Yes

### **Exterior**

Exterior	Stucco
Lot Description	Mountain View, City View, Foothill
Roof	Composite Shingle
Construction	Existing Home
Foundation	Full Basement, Walk Out

### **School Information**

District	11-Colorado Springs
Elementary	Chipeta
Middle	Holmes
High	Coronado

### **Additional Information**

HOA Fees	0.00
HOA Fees Freq.	Not Applicable

### **Listing Details**

Listing Office	DeLex Realty CO, LLC
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