

# \$499,900 - 7558 Patina Court, Colorado Springs

MLS® #3156010

**\$499,900**

3 Bedroom, 3.00 Bathroom, 2,244 sqft

Residential on 0.14 Acres

Willowind at Stetson Hills, Colorado Springs, CO

Nestled away in a quiet cul-de-sac, this fabulous walkout rancher offers the perfect blend of privacy and tranquility. Upon entering, you'll be greeted by soaring vaulted ceilings and an abundance of natural light, highlighting an open layout that emphasizes ease and comfort. The inviting living room, featuring a cozy fireplace, is the perfect spot to unwind during cooler evenings. The kitchen is both stylish and practical, equipped with stainless steel appliances, a striking copper flush-mount sink, ample cabinetry, and an island that's perfect for meal prep and socializing. The walk to the large deck allows for easy access for grilling outside or a quiet cup of morning coffee. The main level master suite is a true retreat, complete with a 5-piece bath, a spacious walk-in closet, and an extra sitting area or potential office space.

Downstairs, you will find two additional bedrooms and a full bathroom. The expansive family room offers a versatile area for entertainment, games, or relaxing. The laundry room is also tucked away but has a convenient laundry chute with easy access from the master bedroom!

Outside, enjoy a beautifully landscaped backyard with a stamped concrete patio, a fire pit, and a peaceful waterfall cascading into a custom-built koi pond, which is an ideal setting for outdoor relaxation and gatherings. Perfect for hosting summer barbecues or simply unwinding with loved ones, this backyard



space offers it all. A gated dog run with turf in the side yard adds even more convenience with the interior kennel in the garage. Plus, the home includes a newer Class 4 roof (installed in February 2024), a Ring Doorbell Camera. With its prime location just minutes from Peterson and Schriever AFB, and close to the Powers Corridor’s top shopping and dining destinations, this home is the perfect blend of privacy, luxury, and convenience.

Built in 2002

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | 3156010       |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Square Footage | 2,244         |
| Acres          | 0.14          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Single Family |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 7558 Patina Court          |
| Subdivision | Willowind at Stetson Hills |
| City        | Colorado Springs           |
| County      | El Paso                    |
| State       | CO                         |
| Zip Code    | 80922                      |

**Amenities**

|              |                                                     |
|--------------|-----------------------------------------------------|
| Utilities    | Electricity, Natural Gas Connected, Cable Connected |
| # of Garages | 3                                                   |
| Garages      | Garage Door Opener                                  |

**Interior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | 5-Pc Bath, 6-Panel Doors, French Doors, Vaulted Ceilings, Skylight (s)                           |
| Appliances        | Dishwasher, Disposal, Dryer, Gas in Kitchen, Microwave Oven, Oven, Range Oven (Gas/Elec), Washer |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | Ceiling Fan(s), Central Air, Attic Fan                                                           |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Gas, Main, One                                                                                   |
| Stories           | Ranch                                                                                            |
| Has Basement      | Yes                                                                                              |

## Exterior

|                 |                   |
|-----------------|-------------------|
| Exterior        | Wood              |
| Lot Description | Cul-de-sac        |
| Roof            | Composite Shingle |
| Construction    | Existing Home     |
| Foundation      | Full Basement     |

## School Information

|          |           |
|----------|-----------|
| District | 49-Falcon |
|----------|-----------|

## Additional Information

|                |                |
|----------------|----------------|
| HOA Fees       | 0.00           |
| HOA Fees Freq. | Not Applicable |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate Group LLC |
|----------------|------------------------------|



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