

\$945,000 - 10 Haney Road, Colorado Springs

MLS® #4708400

\$945,000

4 Bedroom, 5.00 Bathroom, 3,386 sqft

Residential on 1.17 Acres

Piedmont, Colorado Springs, CO

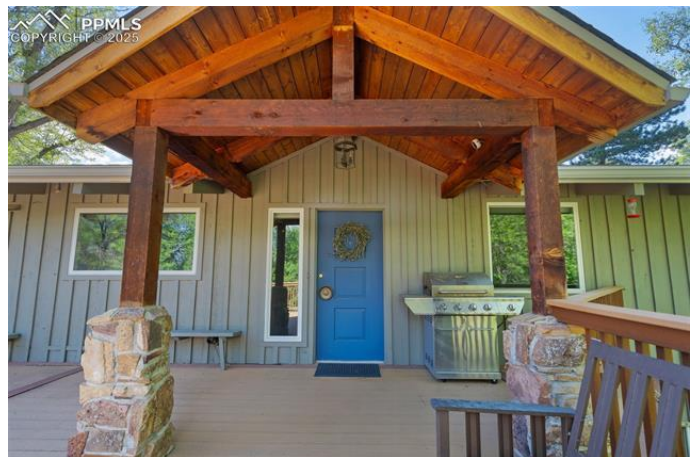
Tucked into the trees on 1.17 lush acres in the coveted Cheyenne Mountain District 12, this Broadmoor-area retreat offers privacy, space, and versatility—just minutes from the world-renowned Broadmoor Hotel, scenic North Cheyenne Cañon Park, downtown Colorado Springs, and I-25.

The main home spans approximately 4,044 square feet, featuring vaulted, beamed ceilings, a sun-filled living room, and a wall of windows that frame peaceful treetop views. The updated kitchen, spacious dining area, and wrap-around deck create an effortless flow for entertaining. The main-level primary suite boasts His-and-Hers baths, with additional bedrooms and a second primary suite offering flexibility for family or guests. The finished walk-out lower level includes a wet bar, cozy family room, rec area, guest suite, and workshop with its own entrance.

A charming detached guest cottage, complete with kitchenette, ¾ bath, and porch. This ADU adds even more flexibility for visitors, a home office, or short-term rental potential.

Outside, enjoy a huge deck, covered patio, and your own forested acreage with a private trail that winds along a seasonal creek bed.

Unique Bonus: The buyer has the rare option to also purchase 72 Haney Rd, creating a private in-city compound of 1.44 acres—a



truly unmatched opportunity for those seeking privacy, expansion potential, or multi-generational living in the middle of the city.

Built in 1965

Essential Information

MLS® #	4708400
Price	\$945,000
Bedrooms	4
Bathrooms	5.00
Full Baths	2
Square Footage	3,386
Acres	1.17
Year Built	1965
Type	Residential
Sub-Type	Single Family
Status	Active

Community Information

Address	10 Haney Road
Subdivision	Piedmont
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80906

Amenities

Utilities	Cable, Electricity Available, Gas Available
# of Garages	2

Interior

Interior Features	9Ft + Ceilings, Vaulted Ceilings, Beamed Ceilings
Appliances	Dishwasher, Disposal, Dryer, Gas in Kitchen, Oven, Range Oven (Gas/Elec), Refrigerator, Washer, 220v in Kitchen, Hot Tap Dispenser
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

Fireplaces	Main, Stone
Stories	Ranch
Has Basement	Yes

Exterior

Exterior	Alum/Vinyl/Steel
Lot Description	Level, Sloping, Trees/Woods
Roof	Composite Shingle
Construction	Existing Home
Foundation	Full Basement, Walk Out

School Information

District	12-Cheyenne Mountain
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Additional Information

HOA Fees	0.00
HOA Fees Freq.	Not Applicable

Listing Details

Listing Office	Epique Realty
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