

# \$415,000 - 1260 Irving Lane, Colorado Springs

MLS® #5507063

**\$415,000**

3 Bedroom, 2.00 Bathroom, 1,813 sqft

Residential on 0.23 Acres

Pikes Peak Panorama, Colorado Springs, CO

Not your average tri-level! RV parking, encumbrance-free solar panels, and a water filtration system with reverse osmosis. New paint, new floors, added AC, Newer furnace, Updated electrical, and high-end appliances—this is not a property you want to miss! Positioned on a cul-de-sac and on one of the biggest lots in the neighborhood; 10,100 sqft lot, this home stands out not only for its superb condition and space, but also for upgrades that truly enhance quality of life. The main level features bamboo flooring, wood cabinets, dry bar, granite countertops, new sliding doors to the garden-ready backyard, and modern black finishes that bring it all together.

Up a short set of stairs, you'll find a spacious primary suite with a walk-in closet, connected to a bathroom with a luxurious tub built for two, as well as an additional bedroom. The lower level boasts another bedroom with a private bath, gorgeous tiled shower, and a captivating fireplace. But wait... there's MORE!

The basement level is where the value shines—open, usable storage for decor or gear, with enough space to double as a gym. This is also where you'll find the water filtration and reverse osmosis system that makes our Rocky Mountain water even better! The extended two-car garage provides space for vehicles without feeling cramped, complemented by level and usable RV parking—either in the front or behind the gate



in the backyard.  
Paid-for solar panels on a newer roof make this a true money-saver.  
Only 15 minutes to Fort Carson and Peterson Space Force Base, 5 minutes to Colorado Springs Airport, and 10 minutes to downtown.  
â€œNot your average tri-levelâ€• is an understatement. Come see for yourself!

Built in 1977

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | 5507063       |
| Price          | \$415,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Square Footage | 1,813         |
| Acres          | 0.23          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Single Family |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1260 Irving Lane    |
| Subdivision | Pikes Peak Panorama |
| City        | Colorado Springs    |
| County      | El Paso             |
| State       | CO                  |
| Zip Code    | 80916               |

**Amenities**

|              |                                                  |
|--------------|--------------------------------------------------|
| Utilities    | Cable, Electricity, Natural Gas Connected, Solar |
| # of Garages | 2                                                |
| Garages      | Garage Door Opener, Oversized                    |

**Interior**

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | Vaulted Ceilings, 6-Panel Doors |
|-------------------|---------------------------------|

|                 |                                                                                                                                            |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | 220v in Kitchen, Range Top (Gas/Elec), Dishwasher, Disposal, Microwave Oven, Oven, Range Oven (Gas/Elec), Refrigerator, Self Cleaning Oven |
| Heating         | Forced Air                                                                                                                                 |
| Cooling         | Ceiling Fan(s), Central Air                                                                                                                |
| Fireplace       | Yes                                                                                                                                        |
| # of Fireplaces | 1                                                                                                                                          |
| Fireplaces      | One, Insert, Lower                                                                                                                         |
| # of Stories    | 4                                                                                                                                          |
| Stories         | 4-Levels                                                                                                                                   |
| Has Basement    | Yes                                                                                                                                        |

## Exterior

|                 |                                                         |
|-----------------|---------------------------------------------------------|
| Exterior        | Wood, Alum/Vinyl/Steel                                  |
| Lot Description | Mountain View, View of Pikes Peak, Cul-de-sac, Flag Lot |
| Roof            | Composite Shingle                                       |
| Construction    | Existing Home                                           |
| Foundation      | Partial Basement                                        |

## School Information

|            |            |
|------------|------------|
| District   | 2-Harrison |
| Elementary | Wildflower |
| Middle     | Panorama   |
| High       | Sierra     |

## Additional Information

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

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Buy Smart Colorado |
|----------------|--------------------|



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