

\$534,900 - 1354 Promontory Bluff View, Colorado Springs

MLS® #5706159

\$534,900

3 Bedroom, 3.00 Bathroom, 2,798 sqft
Residential on 0.06 Acres

Promontory at Northgate, Colorado Springs, CO

Rare end-unit ranch-style townhome in Promontory at Northgate, offering unobstructed Front Range and Pikes Peak mountain views across a protected open space gulch. Built in 2017, this low-maintenance residence provides nearly 2,800 square feet of living space with 3 bedrooms, 3 bathrooms, and multiple flexible areas ideal for today's lifestyles. The open-concept main level features genuine hardwood flooring, brand-new bedroom carpet, fresh interior paint, 2-way blinds, and abundant natural light from a dramatic picture window. The living room boasts elevated ceilings, a cozy gas fireplace, and seamless flow into the gourmet kitchen, complete with a large island, granite countertops, stainless steel appliances, and pantry storage. The adjacent formal dining room offers direct patio access—perfect for entertaining with Colorado's year-round sun. The main-level primary suite includes a spacious bath with dual vanities and walk-in shower, while a secondary bedroom and full bath provide ideal guest or office space. A convenient main-level laundry room sits just off the oversized 2-car garage, which includes built-in storage and extra room for bikes and outdoor gear. The finished basement expands the living space with a large family room, a third bedroom and full bath with a jetted soaking tub, plus a



versatile hobby or home office area. A generous unfinished storage room ensures plenty of space for organization. Residents of Promontory at Northgate enjoy low HOA dues which cover landscaping and snow removal, making this a true lock-and-leave property (private exterior insurance on each unit). Trails and open space are right out the front door. Conveniently located in Academy District 20â€”one of Colorado Springsâ€™ most sought-after school districtsâ€”this home is minutes from the United States Air Force Academy, InterQuest Marketplace shopping and dining, and the Northgate entertainment district, while downtown Colorado Springs is a mere 20 minutes south.

Built in 2016

Essential Information

MLS® #	5706159
Price	\$534,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	2,798
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Townhouse
Status	Active

Community Information

Address	1354 Promontory Bluff View
Subdivision	Promontory at Northgate
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80921

Amenities

Amenities	Green Areas, Landscape Maintenance
Utilities	Electricity, Gas Available, Cable
# of Garages	2
Garages	Garage Door Opener, Oversized, See Property Description Remarks, Other

Interior

Interior Features	6-Panel Doors, 9Ft + Ceilings, Great Room, Vaulted Ceilings, See Prop Desc Remarks, Other
Appliances	Dishwasher, Dryer, Gas in Kitchen, Microwave Oven, Oven, Range Oven (Gas/Elec), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Ceiling Fan(s), Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Main, One
Stories	Ranch
Has Basement	Yes

Exterior

Exterior	Stucco, Stone
Lot Description	Corner, Mountain View, See Prop Desc Remarks
Roof	Composite Shingle
Construction	Existing Home
Foundation	Crawl Space, Partial Basement

School Information

District	20-Academy
Elementary	DaVinciAcademy
Middle	DiscoveryCanyon
High	DiscoveryCanyon

Additional Information

HOA Fees	135.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	LIV Sotheby's International Realty CO Springs
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