

# \$950,000 - 17300 Abert Ranch Drive, Colorado Springs

MLS® #7251547

**\$950,000**

3 Bedroom, 2.00 Bathroom, 2,181 sqft

Residential on 3.52 Acres

Abert Ranch, Colorado Springs, CO

Rare and exquisite 2 year old custom ranch floor plan home by Karilla Homes with main level living and no basement on 3.52 acres! Zoned for horses with plenty of room for outbuildings! This beautiful 3-bedroom, 2-bathroom home is thoughtfully designed for comfort, convenience, and style. From the pellet stove in the living room to the custom Murphy bed with desk, every detail has been carefully considered. Designer finishes include granite countertops, marble basins, engineered wood flooring, under-cabinet lighting, and elegant custom window treatments, with select furnishings included. Accessibility is built in, featuring a spacious roll-in shower in the master suite.

Outside, the property shines with fresh landscaping, including new sod, shrubs, and trees, along with rock accents, a blacktopped driveway, and reseeded grounds. The lot offers plenty of room for expansion or animals, while the garage adds extra storage with a pull-down attic ladder. This home is surrounded by newer custom homes with significantly larger square footage, all with acreage. With over 3 acres of land this home is an oasis!

Best of all, the setting is extraordinary—enjoy sweeping views of Pikes Peak, rolling hills, and meadow valleys from nearly every room. Quiet and private, yet comfortable in size, this Karilla home offers the perfect blend of serene



country living and modern design.

Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | 7251547       |
| Price          | \$950,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 2,181         |
| Acres          | 3.52          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Single Family |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 17300 Abert Ranch Drive |
| Subdivision | Abert Ranch             |
| City        | Colorado Springs        |
| County      | El Paso                 |
| State       | CO                      |
| Zip Code    | 80908                   |

**Amenities**

|              |             |
|--------------|-------------|
| Utilities    | Electricity |
| # of Garages | 3           |

**Interior**

|                   |                   |
|-------------------|-------------------|
| Interior Features | Vaulted Ceilings  |
| Heating           | Forced Air        |
| Cooling           | Central Air       |
| Fireplace         | Yes               |
| # of Fireplaces   | 1                 |
| Fireplaces        | Main, One, Pellet |
| Stories           | Ranch             |

**Exterior**

|                 |                   |
|-----------------|-------------------|
| Exterior        | Stucco            |
| Lot Description | Mountain View     |
| Roof            | Composite Shingle |
| Construction    | Existing Home     |
| Foundation      | Slab              |

### **School Information**

|            |                 |
|------------|-----------------|
| District   | 38-Lewis-Palmer |
| Elementary | RayEKilmer      |
| Middle     | LewisPalmer     |
| High       | LewisPalmer     |

### **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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