

\$440,000 - 5776 Canyon Reserve Heights, Colorado Springs

MLS® #7783280

\$440,000

3 Bedroom, 3.00 Bathroom, 1,805 sqft
Residential on 0.03 Acres

Canyon Reserve At Mountain Shadows,
Colorado Springs, CO

Located in the sought-after gated community of Canyon Reserve at Mountain Shadows, this home offers an ideal balance of sophistication and functionality. The stone-accented facade and meticulously landscaped yard create an engaging first impression, leading to a home that blends comfort and style. Upon entry, expansive open-concept living + dining areas unfold, designed to foster connection. The warm plank flooring enhances the sense of tranquility, while the fireplace serves as an inviting centerpiece, perfect for intimate gatherings or peaceful evenings. The thoughtfully articulated kitchen is one of the home's most distinctive features, offering a blend of functionality and elegance. It includes rich wood cabinetry, granite waterfall counters, and a tasteful tile backsplash to compliment the stainless steel appliances. A pantry + large peninsula provide ample storage and additional prep space, while recessed lighting throughout the space ensures a bright and airy atmosphere. The primary suite is a private enclave, featuring vaulted ceilings and direct access to a private balcony, offering a peaceful escape to enjoy the surrounding views. The ensuite is equally impressive, with dual sinks and refined design elements to enhance the sense of luxury. Two additional bedrooms share a full bath, offering flexibility and versatile living space. Outdoor living is



equally notable, with multiple patios extending the living space outdoors along with a custom retractable awning in the back for ease of use. The townhome backs to open space, ensuring privacy and picturesque views, while the small, fenced backyard offers a cozy space for outdoor relaxation or entertaining. With a 4-car tandem garage and well-executed design details throughout, this home combines practicality with charm, making it an ideal setting for both everyday living and relaxed entertaining.

Built in 2005

Essential Information

MLS® #	7783280
Price	\$440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	1,805
Acres	0.03
Year Built	2005
Type	Residential
Sub-Type	Townhouse
Status	Active

Community Information

Address	5776 Canyon Reserve Heights
Subdivision	Canyon Reserve At Mountain Shadows
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80919

Amenities

Utilities	Cable Connected, Electricity, Natural Gas Connected, Telephone
# of Garages	4
Garages	Garage Door Opener

Interior

Interior Features	Vaulted Ceilings
Appliances	Dishwasher, Disposal, Dryer, Microwave Oven, Range Oven (Gas/Elec), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Ceiling Fan(s), Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Gas, Insert, Main
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stone, Stucco, Other
Lot Description	Mountain View, Sloping
Roof	Composite Shingle
Construction	Existing Home
Foundation	Walk Out

School Information

District	11-Colorado Springs
Elementary	Trailblazer
Middle	Holmes
High	Coronado

Additional Information

HOA Fees	300.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Real Broker, LLC DBA Real
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