

\$443,000 - 1518 Sanderson Avenue, Colorado Springs

MLS® #8893715

\$443,000

5 Bedroom, 2.00 Bathroom, 2,019 sqft
Residential on 0.17 Acres

Rustic Hills, Colorado Springs, CO

Tucked within the established community of Rustic Hills, presents a rare opportunity that feels less like a purchase and more like a discovery. This five bedroom, two bath residence offers the kind of everyday living that effortlessly balances comfort, convenience, and character. Hardwood flooring flows throughout the main level, lending warmth and refinement, while the finished basement with its soft carpeting provides additional living space ideal for hosting, relaxing, or creating a private retreat. Out back, the oversized yard unfolds with sweeping views of the Front Range, making it a natural extension of the home for gatherings both intimate and grand. Few properties in this price point can claim such a combination. You have mountain views to the west, privacy enough to entertain freely, and a location that places you minutes from the very best of Colorado Springs. Positioned between Powers and Academy, the home allows for swift access to shopping, dining, and daily essentials, while still preserving the quiet charm that Rustic Hills is known for. For those with a passion for recreation, the area offers a wealth of opportunity. A short drive connects you to multiple golf courses. Each with its own unique backdrop of fairways and mountain ridge lines. Thus providing the perfect balance of leisure and activity. Whether you're drawn to morning tee times or simply appreciate the prestige of living in proximity to such amenities, this detail is one



of many that elevates the property’s appeal.

In a market where homes of this caliber rarely linger, distinguishes itself as a true value located at an intersection of lifestyle and investment that feels like the steal of a lifetime. Every detail, from the hardwood main floor to the expansive backyard, has been designed to enhance daily life while offering the kind of setting buyers aspire to call their own.

Built in 1968

Essential Information

MLS® #	8893715
Price	\$443,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,019
Acres	0.17
Year Built	1968
Type	Residential
Sub-Type	Single Family
Status	Active

Community Information

Address	1518 Sanderson Avenue
Subdivision	Rustic Hills
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80915

Amenities

Utilities	Cable, Electricity Available, See Property Description Remarks
# of Garages	1

Interior

Appliances	220v in Kitchen, Dishwasher, Dryer, Washer
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Heating	Forced Air
Cooling	Central Air
Fireplaces	None
Stories	Ranch
Has Basement	Yes

Exterior

Exterior	Wood
Lot Description	Mountain View, View of Pikes Peak, See Prop Desc Remarks
Roof	Composite Shingle
Construction	Existing Home
Foundation	Full Basement

School Information

District	11-Colorado Springs
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Additional Information

HOA Fees	0.00
HOA Fees Freq.	Annual

Listing Details

Listing Office	The Platinum Group
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