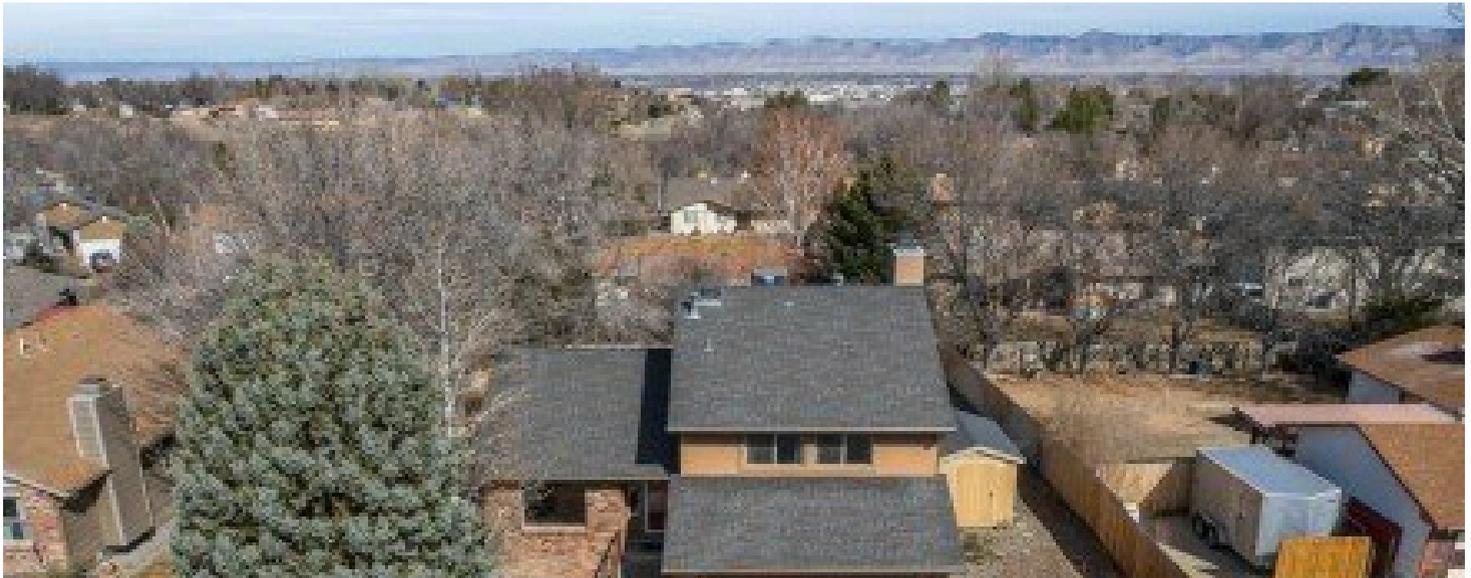


**2292 S Arriba Cir**  
Grand Junction, CO 81507



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MLS# 20260915



**\$536,000**

**4 Bedrooms | 3 Bathrooms | 2,121 Sqft**

Welcome to 2292 S Arriba Circle — a one-of-a-kind tri-level treasure with a basement in the heart of the Redlands, where Colorado National Monument views meet comfort, character, and space to truly spread out. This unique design offers 4 bedrooms, 3 baths, and over 2,100 square feet of thoughtfully connected living space - and trust me, it lives even larger than it sounds! Step inside and you're immediately greeted by tall ceilings and a well-connected main living area that feels both open and inviting. The living and dining spaces flow effortlessly, making it easy to host dinners, game nights, or quiet evenings at home. The cozy kitchen is perfectly positioned on the main level and features a charming breakfast nook - ideal for casual meals while the sunlight shines in. Just beyond, the den/family room becomes the heart of the home. Anchored by a woodburning fireplace and complemented by fantastic built-in shelving, this is where you'll gather, unwind, and create memories. It's the kind of room that invites cozy blankets, movie marathons, and laughter that lingers. Upstairs, the primary bedroom retreat offers generous closet space and a full ensuite bath - your own peaceful escape at the end of the day. Two additional upstairs bedrooms and another full bath upstairs provide space for family, guests, or a dreamy home office setup. The lower



**Jenny Koch**

Phone: (970) 462-7716

The Christi Reece Group

For full listing details, please scan:

