

2254 Sparrow Ct
Grand Junction, CO 81506



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MLS# 20264456



\$715,000

4 Bedrooms | 2 Bathrooms | 2,267 Sqft

Welcome to 2254 Sparrow Court, tucked into the heart of The Knolls, one of Mesa County's historically premier subdivisions. The Knolls is not new, and that's exactly the point - this neighborhood was planned right the first time, and it still lives that way today, with tree-lined streets and a warm, established feel you simply can't recreate overnight. Step inside through the covered entry, and you'll notice everything lives on one level, with an open layout where the living room, kitchen, and dining space merge together seamlessly. A tile entry gives way to rich hardwood floors that carry through much of the home, and exposed wood beams add real character to the living room, where a gas fireplace makes it easy to picture cozy evenings as the seasons change. Large windows throughout keep the whole main living area bright and welcoming. The kitchen is a true centerpiece - abundant cabinetry, granite tile countertops, a large island, a gas cooktop, and a built-in wall oven - with a formal dining room and a sunny breakfast nook offering flexibility for everyday meals or special occasions. The primary suite offers a retreat, complete with a spacious walk-in closet with built-in shelving and a well-appointed en-suite bath. Down the hall, two additional bedrooms provide comfortable space for family or guests, and a dedicated office with French doors adds a quiet



John Williams

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The Christi Reece Group

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