

475 Rambling Acres Rd
Clifton, CO 81520



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MLS# 20264660



\$415,000

3 Bedrooms | 2 Bathrooms | 1,546 Sqft

RATE BUY DOWN INCENTIVE!! If Buyer qualifies, buyer can receive up to 2% contribution towards an interest rate buy down! Inquire for more information. This large corner lot with no HOA opens up lots of possibilities! The home is a 3-bed, 2-bath, 1,546 sq ft single-level home that feels open the moment you walk in. Vaulted ceilings lift the living room, which flows into the dining area and kitchen. The kitchen offers plenty of counter space, plus a cozy eating nook for morning coffee or quick weeknight dinners. Working from home? The converted porch off the kitchen makes a great office or flex room for whatever your lifestyle needs. The primary suite has its own full bath, and two more bedrooms share a 3/4 hall bath, a layout that works for family or guests. Got toys? Bring them. Nearly 1/3 acre with RV parking and an oversized two-car garage with built-in storage keep vehicles, tools, and gear out of the weather, and a storage shed handles the overflow. Out back, the covered gazebo is where you'll spend your evenings grilling, relaxing, or hosting friends. Xeriscaped turf and gravel mean more time enjoying the yard and less time working on it. Weekends are easy too, with the Colorado River, Corn Lake, and the Audubon Trail just minutes away. Corner lot, no HOA, easy yard, and a layout that just works PLUS an interest rate buyer down incentive!



Shelly Cross

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The Christi Reece Group

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