



\$ 525,000



20257 E College Pl, Aurora, CO 80013

- » Beds: 4 | Baths: 2 Full, 1 Half
- » MLS #: 7633935
- » Single Family | 2,094 ft² | Lot: 6,534 ft²
- » More Info: [20257CollegePl.com](https://www.20257CollegePl.com)



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Welcome home to this affordable and inviting two-story home in the sought-after Conservatory neighborhood. With a smart layout and great living space, this home is an exciting opportunity for a first-time buyer or anyone looking for comfort, flexibility, and room to grow. The kitchen is a standout feature, offering slab granite counters, a center island, and beautiful cherry cabinetry. It opens directly to the eating area and family room, creating the kind of open floorplan buyers love for everyday living, entertaining friends, or relaxing at home. The layout feels connected, functional, and easy to enjoy. Upstairs, the master suite provides a comfortable retreat with two separate closets and a private ensuite bath. Two additional bedrooms and another full bath on the second floor offer plenty of space. The finished basement adds even more flexibility. It works beautifully as a guest suite thanks to the large walk-in closet and bath with shower, but it could also be used as a playroom, media room, workout space, or second living area depending on your needs. Outside, the large backyard with an oversized stamped concrete patio gives you the chance to create the outdoor space you have always wanted. There is room for a play area, garden, and entertaining space. With minor work, the yard is ready for sod or turf, making it easy to customize to fit your lifestyle. This home also comes with several important extras. The seller is offering a

