

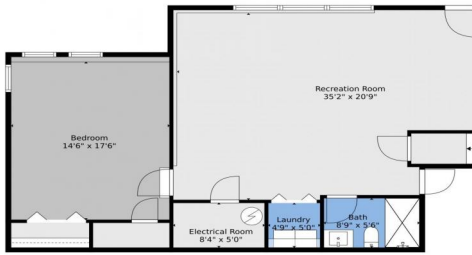
6191 Sunshine Canyon Drive
Boulder, CO 80302

COMMUNITY: Sunshine Canyon Area

MLS # IR1027429

PRICE \$1,397,500

floorplan_single_0



Single Family



2808 SQFT



3 Beds



3 Baths



2 Car



2.79 Acre

PROPERTY DETAILS

Experience retreat living just 12 minutes from downtown Boulder in Sunshine Canyon, known for its stunning scenery. This 2,808 sq ft home features 3 bedrooms and 3 baths, built in 2014, with breathtaking views from every room. Enjoy an open floor plan, bright kitchen, and two main-floor bedrooms for convenience. The walkout lower level includes an additional bedroom, bath, and spacious family room. A detached garage offers a permitted 600 sq ft ADU, ready for customization. Nearby hiking trails, parks, and skiing within 30 minutes enhance the outdoor lifestyle. With delivery services available and lower homeowners insurance due to natural mitigation, embrace fresh air and serenity. Showings start Thursday; Open Houses on March 8th & 9th.



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