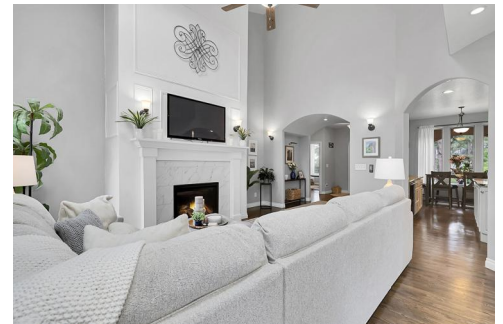




171 Columbine Street  
Larkspur, CO 80118  
COMMUNITY: Larkspur Heights

PRICE \$775

Nestled in the pines of Larkspur



Single Family



3642 SQFT



6 Beds



2/1 Baths



2 Car



0.48 Acre

## PROPERTY DETAILS

A home is more than just a building; it's a feeling and the memories created within it. This charming house in Larkspur features 6 bedrooms and 3 bathrooms in over 3,600 sqft of ranch-style living, including a finished basement. The elegant foyer welcomes you to a sunlit living room with a two-story fireplace and large windows. The remodeled kitchen boasts granite countertops, stainless steel appliances, and a walk-in pantry. The dining room opens to a backyard perfect for relaxation and entertaining, featuring composite decking, a hot tub, and a gazebo. The primary bathroom offers a luxurious soaker tub and heated floors. The finished basement includes 3 bedrooms, a family room with a wet bar, and a theater room. Conveniently located near Larkspur, with easy access to I-25 and outdoor activities.



**Brian Thenhaus**  
720-940-1596  
brian@pricecohomes.com



Scan code  
for more  
property  
details



# 171 Columbine Street, Larkspur, CO 80118 – All Levels



**TOTAL: 3217 sq. ft**  
BELOW GROUND: 1486 sq. ft, FLOOR 2: 1731 sq. ft  
EXCLUDED AREAS: UTILITY: 128 sq. ft, GARAGE: 473 sq. ft, PORCH: 127 sq. ft,  
DECK: 168 sq. ft, PATIO: 464 sq. ft  
WALLS: 220 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



**Brian Thenhaus**  
720-940-1596  
brian@pricecohomes.com

