



18244 E 45th Place  
Denver, CO 80249  
COMMUNITY: Park House at Green Valley Ranch

MLS # 7998017  
PRICE \$535,000



Single Family   2010 SQFT   3 Beds   2/1 Baths   2 Car   0.1 Acre

## PROPERTY DETAILS

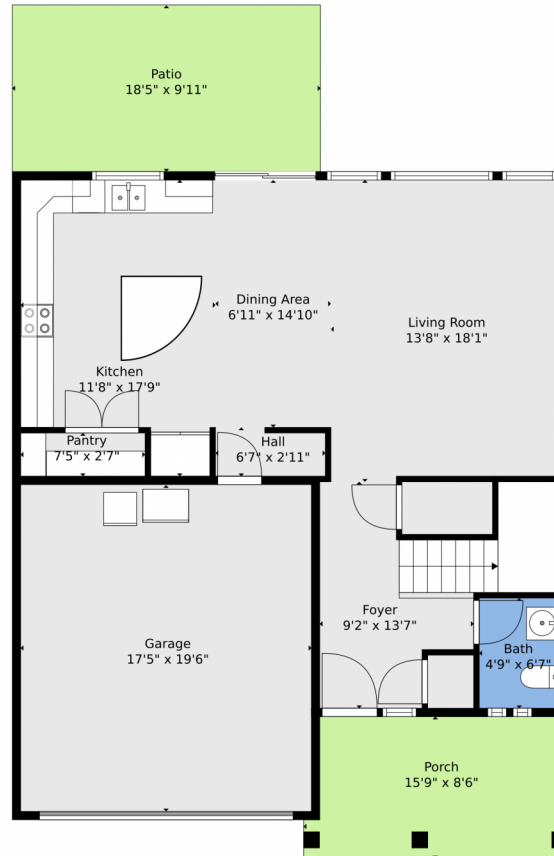
This spacious two-story home combines comfort, functionality, and location. Backing to a serene greenbelt, it features an open floor plan and a stunning kitchen with a large island and maple cabinets, perfect for entertaining. With 3 bedrooms and 3 bathrooms, including a primary suite with a private bath, it suits modern living. Upstairs, a large loft can be converted into a fourth bedroom, office, or media room. The oversized laundry room is conveniently located upstairs. A new roof with upgraded shingles was installed in 2025, along with a newer Bosch dishwasher. Just a short walk to the light rail and minutes from DIA, shopping, and dining, this home has it all.



Rima Garkow  
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# 18244 E 45th Place, Denver, CO 80249 — Main Level



**TOTAL: 1883 sq. ft**  
FLOOR 1: 770 sq. ft, FLOOR 2: 1113 sq. ft  
EXCLUDED AREAS: GARAGE: 340 sq. ft, PORCH: 128 sq. ft, PATIO: 184 sq. ft  
WALLS: 156 sq. ft

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



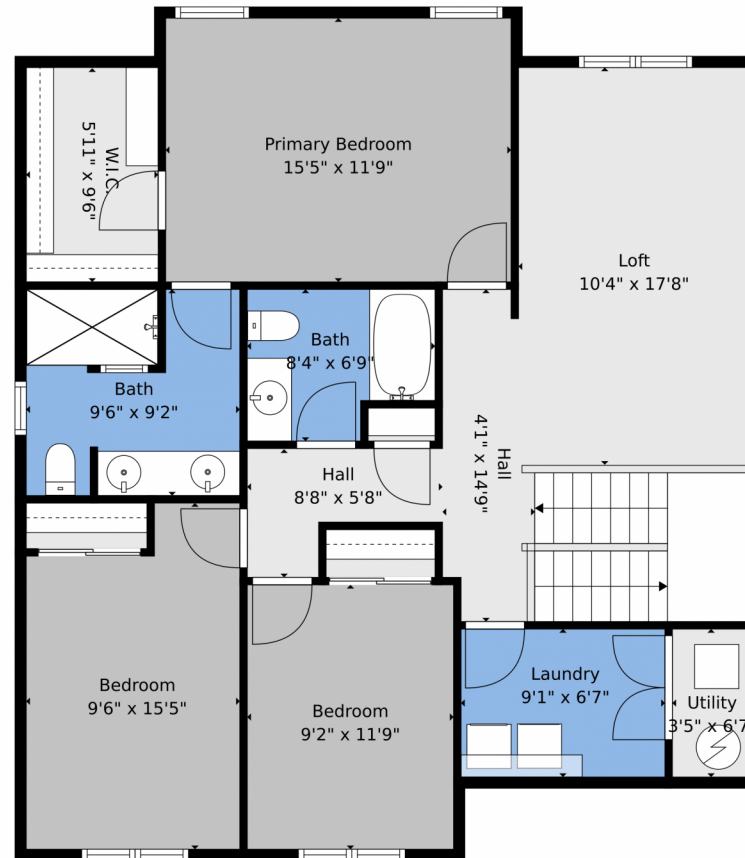
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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## 18244 E 45th Place, Denver, CO 80249 – 2nd Level



**TOTAL: 1883 sq. ft**  
FLOOR 1: 770 sq. ft, FLOOR 2: 1113 sq. ft  
EXCLUDED AREAS: GARAGE: 340 sq. ft, PORCH: 128 sq. ft, PATIO: 184 sq. ft  
WALLS: 156 sq. ft

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



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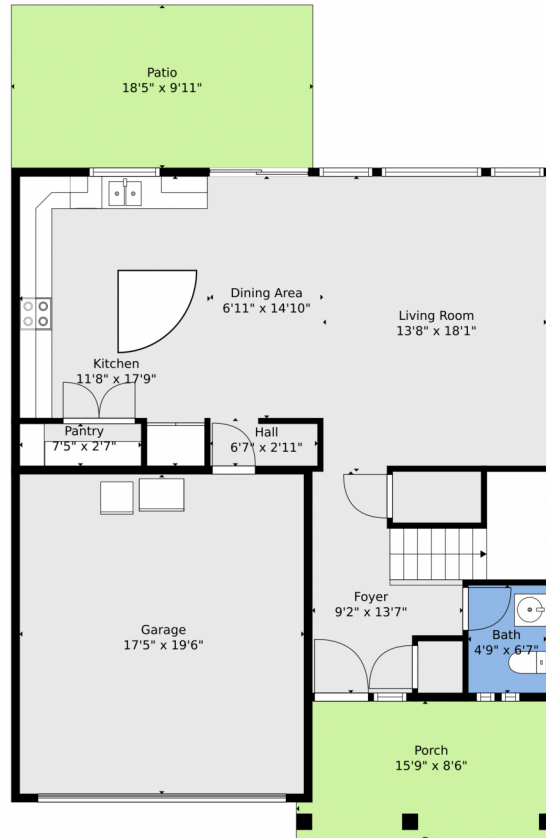


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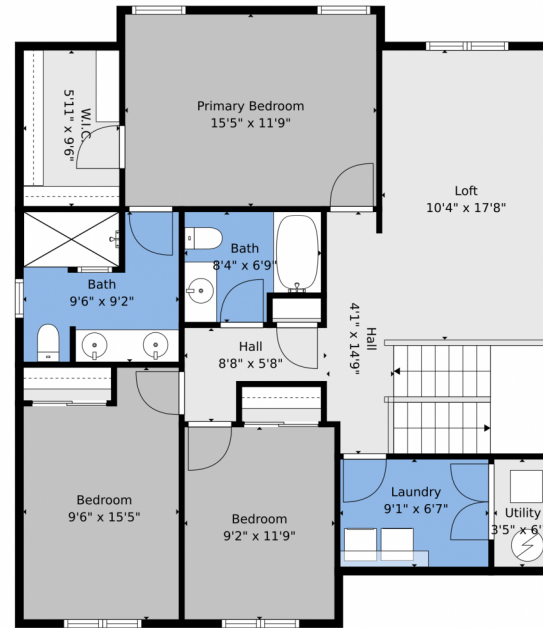




# 18244 E 45th Place, Denver, CO 80249 — All Levels



Floor 1



Floor 2

**TOTAL: 1883 sq. ft**  
FLOOR 1: 770 sq. ft, FLOOR 2: 1113 sq. ft  
EXCLUDED AREAS: GARAGE: 340 sq. ft, PORCH: 128 sq. ft, PATIO: 184 sq. ft  
WALLS: 156 sq. ft

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