



22422 East Alder Drive
 Aurora, CO 80016
 COMMUNITY: Heritage Eagle Bend

MLS # 7865438
 PRICE \$550,000



 Townhouse

 1737 SQFT

 2 Beds

 2 Baths

PROPERTY DETAILS

Wow! Some consider this the number one Adult community in Colorado. This is a 45 and older community and provides amenities, such as Pickleball, Tennis, Bocce Ball and a premier 18-hole Golf course. That is not all, the Clubhouse has topnotch Restaurant and Bar as well as an entertainment auditorium. The fitness center and indoor/outdoor pool are awesome. The card rooms, library and observation area are also something to see.

Living in this 1737 sq. ft. duplex will only enhance your total living experience. It also has 1200 sq. ft. in the unfinished basement in case you want to add a game room or additional bedrooms and bath.

Outside is a patio with a decorative fence. The yard and snow removal are taken care of by the Traditions Association. Road snow removal is taken care of by the Master Association.

Look forward to a great experience living at Heritage Eagle Bend.



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Built in Vacuum system and roof 2014 Hail resistant Class 4, gutters replaced in 2023



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