







COMPASS

301 Sleeping Owl Point  
Lafayette, CO 80026  
COMMUNITY: Indian Peaks Flg 2

MLS # IR1056788  
PRICE \$1,350,000



 Single Family  4194 SQFT  4 Beds  4/1 Baths  3 Car  0.28 Acre

## PROPERTY DETAILS

The homes that back to open space in Indian Peaks don't come up often. The ones on a cul-de-sac corner lot come up even less.

301 Sleeping Owl Point is a custom TL Stauffer build - four bedrooms, four baths, three-car garage - sitting at the end of a cul-de-sac on a 12,197 sq ft corner lot that backs directly to a neighborhood park. Cathedral ceilings. Hardwood floors. West-facing with back range views. Mature trees that have been growing since the home was built in 1994. The main level opens through a two-story great room with a gas fireplace into a kitchen designed for daily use: island seating, gas cooktop, quartz counters, pantry. A main-floor study handles the home office requirement without sacrificing a bedroom. Upstairs, the primary suite offers two balconies, a two-sided fireplace, a sitting room, and a 5-piece luxury bath. It's a floor you don't have to share with anyone else. The basement - 1,344 finished square feet - runs a full wet bar with bar refrigerator, a rec room with pool table (both stay), a fourth bedroom, 3/4 bath, and a dedicated workout space. High ceilings throughout.



**Brian MacDonald**  
303-915-6126  
brian.macdonald@compass.com  
<http://www.IndianPeaksProperties.com>



Everything is owned: solar power system, whole-house water filtration, security system. Class 4 architectural roof, inspected and serviced annually. Community pool. A short ride to the Front Range trails. BVSD schools. Golf course down the road. Boulder in 20 minutes.

See it before the open house - call or text to schedule a private showing.



**Brian MacDonald**

303-915-6126

[brian.macdonald@compass.com](mailto:brian.macdonald@compass.com)

<http://www.IndianPeaksProperties.com>



Scan code  
for more  
property  
details

