



# 1650 Manning Way, Colorado Springs, CO 80919

PPAR MLS # 6691265 | Denver MLS # 7880664 | MyState MLS # 11257456

## *At a Glance:*

- 5 Bedrooms
- 3 Bathrooms
- 2 Car Garage
- Total SqFt. 3,368
- Built in 1992

## *Recent Updates:*

- Water Filtration System
- Water Softener
- Newer Water Heater
- New Furnace
- New Fence

## *Main Level Features:*

- **Entry:** Xeriscaped Yard | Covered Patio | Wood Laminate Foyer
- **Sitting Room:** Vaulted Ceiling | Carpet
- **Dining Room:** Vaulted Ceiling | Ceiling Fan | Carpet
- **Kitchen:** Granite Counters | Breakfast Bar | Tile Backsplash | Pantry | Stainless Steel Appliances | Double Oven Loaded with Features | Wood Laminate
- **Living Room:** Vaulted Ceiling | Ceiling Fan | Walk-out | Gas Fireplace | Carpet
- **Patio:** Enter from Living Room | Concrete & Brick | Opens to Fully Fenced Yard
- **Owner's Retreat & Bath:** Main Level Living | Ceiling Fan | Walk-in Closet | Carpet | Standing Shower | Jetted Soaking Tub | Ceramic Tile
- **Bedroom 2:** Ceiling Fan | Carpet
- **Bedroom 3:** Ceiling Fan | Carpet
- **Full Bath:** Shower/Tub | Tile

## *Lower-Level Features:*

- **Rec Room:** Spacious L-Shape | Carpet
- **Bedroom 4:** Carpet
- **Bedroom 5:** Carpet
- **Full Bath:** Shower/Tub | Tile
- **Laundry Room:** Additional Storage Space | Concrete

## *Utilities:*

- **Colorado Springs Utilities:** Electric, Gas, Water, Sewer
- **Heating:** Forced Air, Fireplace
- **Cooling:** Ceiling Fans

## *About the Community:*

Mountain Shadows is a wonderful neighborhood located on the northwest side of Colorado Springs; tucked between Garden of the Gods, the Rocky Mountains and Ute Valley Park. Mountain Shadows Park and Mountain Shadows Open Space provide playgrounds, a volleyball court, picnic shelters, and multi-use trails. The area provides easy access to amenities and shopping, offering a fantastic quality of life.

Welcome Home!