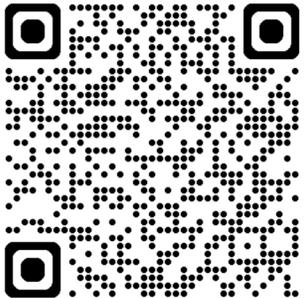


448 ROSSUM DRIVE LOVELAND



SCAN QR CODE TO VISIT THE PROPERTY WEBSITE
PRICING, PHOTOS, FLOOR PLAN, VIRTUAL TOURS & MORE



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FLOOR 1



BASEMENT

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.

Welcome home to effortless Colorado living. Nestled in the sought-after Fairway Ridge at Mariana Butte community, this pristine patio home backs to the Mariana Butte Golf Course with sweeping foothill views that make every season feel like a retreat. Whether sipping morning coffee on the private deck, curling up by the gas fireplace on a crisp evening, or simply taking in the scenery through the main level's expansive windows, this home delivers the serene backdrop you've been searching for. Inside, the open floor plan flows beautifully - wood floors, vaulted ceilings, arched doorways, and an abundance of natural light give the home an airy, welcoming feel. The kitchen is as functional as it is charming, with ample counter space, plenty of storage, glass-front cabinetry with a built-in wine rack, bar top seating, and all appliances included. The main-level primary suite is a true sanctuary with high ceilings, a ceiling fan, a spacious walk-in closet, and a spa-like 5-piece bath with double sinks, soaking tub, walk-in shower, and separate water closet. Also on the main level, you'll find a versatile office with wood floors and bay windows, a convenient half bath, and a laundry room with included washer and dryer and cabinet storage. Everything you need, all on one level. The finished basement expands your living options considerably. A large family room with recessed lighting and deep egress windows offers flexible space for a recreation room, hobby area, or comfortable guest suite - complete with a spacious closet that makes it an easy third bedroom. A well-appointed second bedroom with its own walk-in closet and a three-quarter bath with a large walk-in shower rounds out the lower level, giving guests or family members a comfortable, private space to call their own. The HOA handles landscaping, snow removal, and exterior maintenance - leaving you free to travel, explore, or simply enjoy the home without the upkeep. This is the lock-and-leave lifestyle done right.

STYLE	1 STORY/RANCH
TYPE	PATIO HOME
BEDROOMS	3 (1 MAIN 2 BSMT)
BATHS	3 (2 MAIN 1 BSMT)
GARAGE	2 CAR ATTACHED
TOTAL SQ FT	2,560
FINISHED SQ FT	2,560
YEAR BUILT	2002
HEATING	FORCED AIR
COOLING	CENTRAL AIR
TAXES	\$2,988 (2025)
SUBDIVISION	FAIRWAY RIDGE AT MARIANA BUTTE
HOA	\$260 PER MONTH
ELEMENTARY	NAMAQUA
MIDDLE SCHOOL	WALT CLARK
HIGH SCHOOL	THOMPSON VALLEY

