



3287 GLACIER CREEK DR.

Fort Collins, CO 80524 | \$599,000

This welcoming 4-bed, 4-bath craftsman offers ample indoor space, lots of updates and an exceptional location. The main floor has a dedicated office, dining room, and living room with a 2-way gas fireplace that opens to a modern kitchen—complete with S.S. appliances, granite countertops, and a new refrigerator. The laundry room (washer & dryer incl.) is upstairs, along with 2 bedrooms, a shared bath, and a large, light-filled primary suite with 5-piece bathroom and W.I. closet. The newly finished basement has an entertainment area and extra bed and bath. Other recent updates include: Hunter Douglas blinds, FTC internet connection, new roof (2019), garden beds, and new exterior paint (2023). There's also a 2-car garage and fenced back patio. Awesome location—across from HOA open space, minutes walk from Traverse Park, and with easy access to I-25 & Old Town Fort Collins, but within a quiet neighborhood. Low maintenance since HOA fee covers snow removal, lawn care, and exterior water.



Please call, text or email

970.237.4993

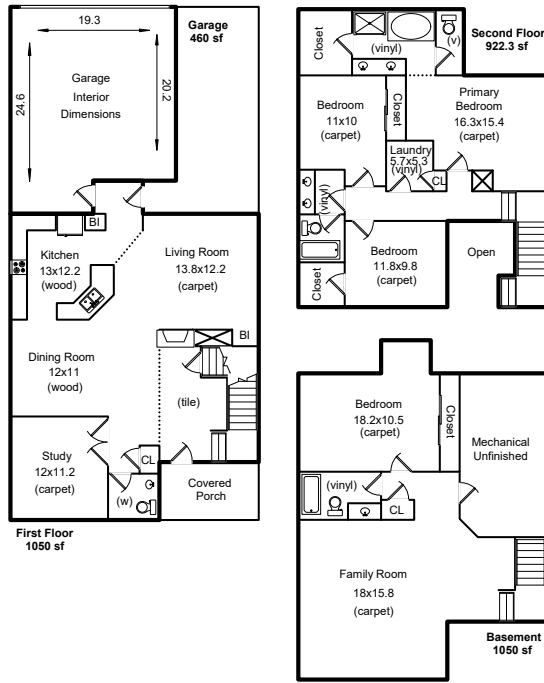
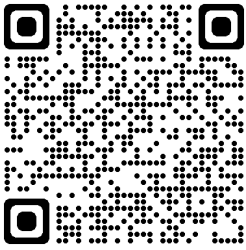
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DAVIS & EILEEN VAN TILBURG

Real Estate Brokers | Owners





Bedrooms.....	4
Bathrooms.....	4
Total Square Footage	3,002
Lot Size.....	0.09 acres
Year built	2014
Garage	Attached 2-car
Heating	Furnace, Gas Fireplace
Cooling	Central AC
Neighborhood	Trail Head
School District.....	Poudre



VIRTUAL TOUR AVAILABLE

Scan the QR or visit
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FEATURES:

- Main floor office
- FTC internet
- New roof in 2019
- New exterior paint in 2023
- Garden beds
- 2-way fireplace
- Access to open space
- Nearby Traverse park, Old Town & I-25
- \$216/mo HOA covers snow removal, mowing, exterior water & tree/bush care

