

# Beautiful 4 Bedroom Rancher on 1/3+ Acre Lot



\$ 864,946



1210 Cottontail Trail, Woodland Park, CO 80863

- » Beds: 4 | Baths: 1 Full, 1 Half, 1 Three-Quarter
- » MLS #: 2829266
- » Single Family | 3,446 ft<sup>2</sup> | Lot: 16,553 ft<sup>2</sup>
- » More Info: [Cottontail.IsForSale.com](http://Cottontail.IsForSale.com)



**Team of Dave and Maureen Moore & JB Baxter**  
(719) 290-0360 (JB Baxter Cell)  
(719) 641-0806 (Dave Moore Cell)  
(719) 231-1737 (Maureen Haigh Cell)  
[jbsellscolorado@gmail.com](mailto:jbsellscolorado@gmail.com)  
<https://theteam.you1st.com/>



You 1st Realty  
13725 Struthers Rd STE 201  
Colorado Springs, CO 80921  
(719) 290-0360

Welcome to this stunning 4-bedroom ranch-style home in one of Woodland Park's most desirable neighborhoods. Located on a quiet cul-de-sac, this stone and stucco mountain retreat offers a spacious great room with soaring ceilings, a gas fireplace, engineered wood floors, and large windows showcasing beautiful forest views.

The gourmet kitchen features granite countertops, stainless steel appliances, a double oven gas range, and custom cherry cabinetry. A cozy breakfast nook and formal dining room are perfect for entertaining. Step outside to a private back deck with composite materials and metal railings, ideal for relaxing and enjoying wildlife.

The main-floor master suite offers forest views, plush carpeting, and a luxurious 5-piece bath with granite counters, a tiled shower, and a soaking tub. An office/study and powder bath complete this level.

