

NORTHERN COLORADO

208 Egyptian Court



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE* 0.24± | OFFERED AT \$665,000
RANCHANDRECREATION.COM



208 EGYPTIAN COURT FORT COLLINS, COLORADO

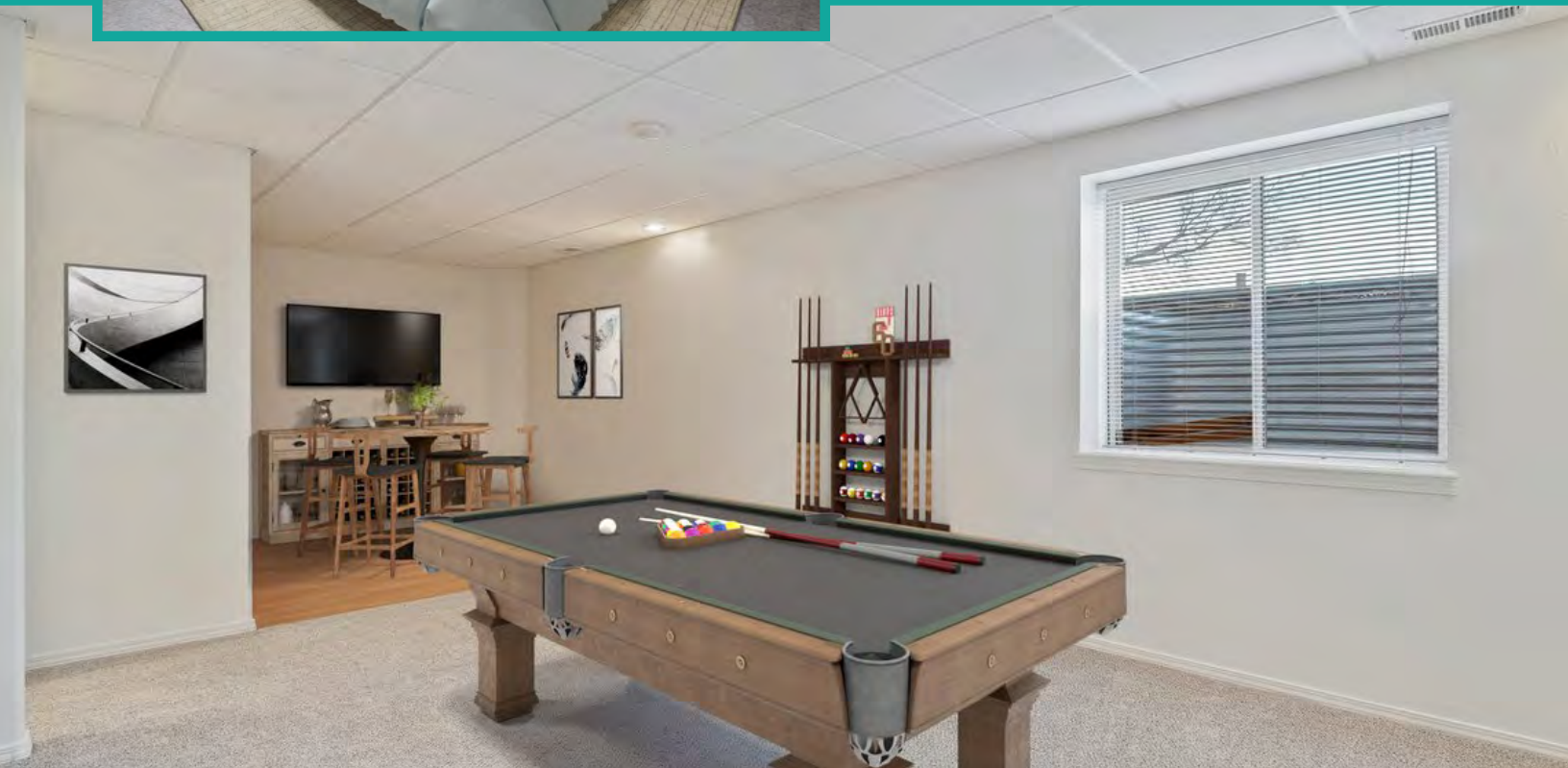
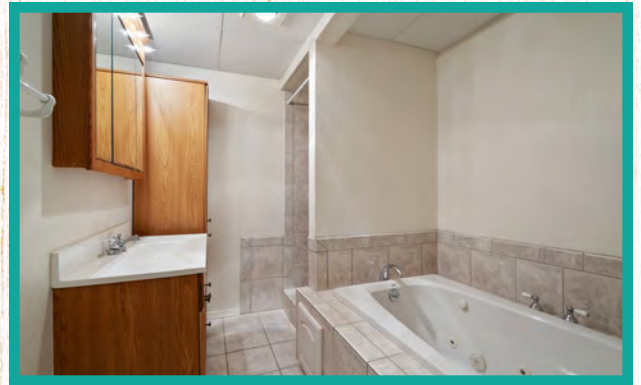
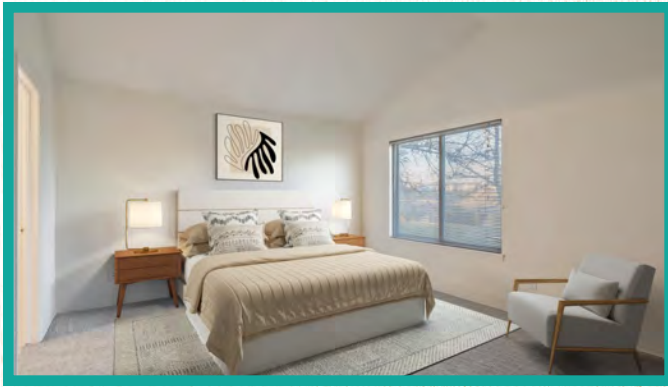
Located at the end of a peaceful cul-de-sac, this impressive six-bedroom, three-bathroom home offers over 3,300 square feet of flexible living space designed to fit a variety of lifestyles. Set on nearly a quarter-acre lot and backing to open space and a greenway, the property delivers a sense of privacy and room to breathe.

Inside, you will find all new carpet and hardwood flooring, giving the home a clean, refreshed look from the moment you step in. The layout is open and functional, creating a natural flow between the kitchen, dining, and living areas, perfect for entertaining, hosting gatherings, or simply enjoying day-to-day living. The spacious primary suite serves as a comfortable escape, while five additional bedrooms provide plenty of options for guests, office space, hobbies, or multi-generational living.

As an added bonus, the seller is offering a \$10,000 credit toward buyer closing costs/prepays, or it can be used toward updates to truly make the home your own.



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FORT COLLINS AT A GLANCE

Located at the base of the Rocky Mountains in Northern Colorado, Fort Collins is known for its vibrant downtown, outdoor recreation, and strong economy. Home to Colorado State University, the city blends a youthful energy with a welcoming community atmosphere, offering an exceptional quality of life and a balance of innovation, culture, and Western charm.

LOCATION & LIFESTYLE

Situated just north of Denver and near the foothills of the Rockies, Fort Collins offers easy access to hiking, biking, fishing, and year-round outdoor adventure. Residents enjoy more than 300 days of sunshine annually, extensive trail systems, and a lifestyle that emphasizes wellness, recreation, and connection to nature. From local breweries and farmers markets to scenic mountain escapes, Fort Collins delivers a relaxed yet active Colorado lifestyle.

CULTURE & COMMUNITY

Fort Collins is celebrated for its thriving arts scene, historic Old Town district, and strong sense of community. The city hosts festivals, live music, public art events, and seasonal celebrations throughout the year, creating a lively and engaging atmosphere for residents and visitors alike. With a focus on sustainability, education, and local business support, Fort Collins maintains a welcoming spirit that appeals to families, professionals, students, and retirees alike.



ROWAN BENNETT 970-215-7002

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6106 YELLOWSTONE RD, CHEYENNE, WYOMING

licensed in Colorado and Wyoming



*Acreage counts are believed to be accurate but have not been verified by a professional survey.

Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc, are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.