

Saint Mary's Glacier
Hilltop Rd
Idaho Springs, CO 80452

\$549,000
41.21± Acres
Clear Creek County



Saint Mary's Glacier
Idaho Springs, CO / Clear Creek County

SUMMARY

Address

Hilltop Rd

City, State Zip

Idaho Springs, CO 80452

County

Clear Creek County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

39.818845 / -105.659105

Acreage

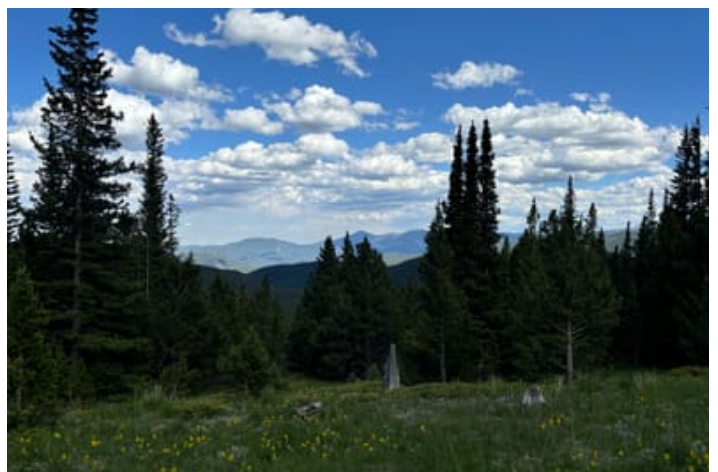
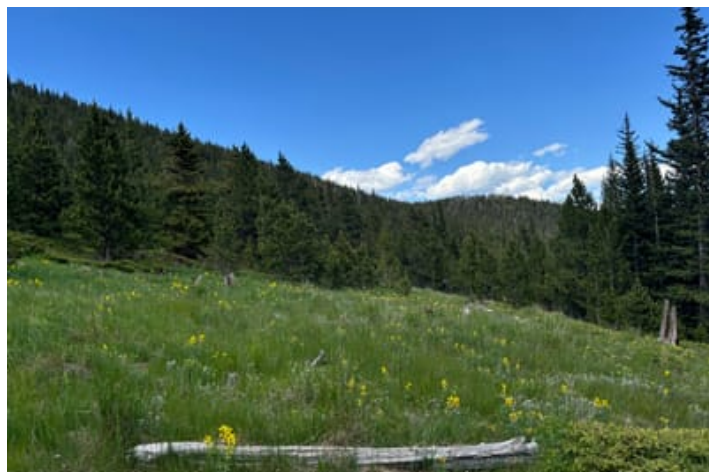
41.21

Price

\$549,000

Property Website

www.mossyoakproperties.com



PROPERTY DESCRIPTION

Set high in the rugged beauty of the Colorado high country, Saint Mary's Glacier encompasses 41.21 sprawling acres of undeveloped alpine wilderness. This pristine parcel captures the quintessential spirit of the Rocky Mountains, offering boundless freedom and an inspiring natural setting where your vision of mountain living can take shape.

Whether you envision establishing a private legacy retreat or securing a sprawling recreational sanctuary, this remarkable acreage invites you to embrace an elevated outdoor lifestyle. Surrounded by crisp mountain air and sweeping vistas, the land serves as your personal gateway to year-round adventure and pure tranquility.

Location

Nestled along Hilltop Road in Idaho Springs, this expansive property is situated within historic Clear Creek County. The location strikes an enviable balance between secluded alpine retreat and regional connectivity, allowing owners to escape into the wilderness without straying too far from essential mountain-town conveniences.

Idaho Springs offers a charming blend of local dining, shopping, and rich mining history, while nearby travel corridors provide a convenient route back toward the Denver metropolitan area or forward to world-class ski destinations. It is a setting where the peaks feel intimate and the stars shine with unfiltered brilliance.

Land and terrain

The terrain spans 41.21 acres of authentic Colorado mountain landscape, defined by varied elevations, open clearings, and dramatic topography. The substantial acreage provides plenty of room to roam, offering multiple scenic vantage points across the surrounding valleys and mountain ridges.

With extensive room to explore, the topography accommodates an array of outdoor pursuits right out your back door. Extensive opportunities for exploration abound, with the natural layout offering prime terrain for hiking trails, equestrian paths, mountain bike adventures, and exhilarating ATV riding.

Improvements and infrastructure

As completely undeveloped land, this property represents an unblemished blank canvas for its next steward. The absence of existing structures ensures total architectural freedom, allowing you to design and position your future mountain dwelling exactly where the views and terrain are most inspiring.

From an off-grid expedition basecamp to a custom timber-frame mountain home, you have the flexibility to select building footprints, storage outbuildings, and recreational zones tailored specifically to your needs without navigating the constraints of pre-existing footprints.

Water and utilities

Natural water access on the property is highlighted by the presence of a creek and a pond, introducing tranquil riparian elements to the high-country landscape. These water features enrich the setting, creating picturesque gathering points for local wildlife and peaceful spots to pause during your day.

Utility solutions present an open door for modern innovation and self-sufficiency. Prospective owners have the unique opportunity to implement sustainable, alternative energy systems such as solar setups, customized generator backups, or specialized mountain water and septic designs that best suit their long-term usage plans.

Wildlife and vegetation

The surrounding ecosystem supports a thriving habitat for native wildlife, making the property a haven for nature observation and big game viewing. Residents can frequently observe elk, mule deer, and bear moving through the varied landscape, along with wild turkey and an array of alpine birds.

Lush native ground cover, seasonal wildflowers, and robust high-altitude trees frame the hillsides, creating a dynamic seasonal display. From vibrant summer blooms to striking winter snowscapes, the flora complements the rugged terrain while providing vital shelter and

nourishment for the area's rich animal populations.

Current and potential use

Currently utilized for pristine recreational enjoyment, the acreage serves as an exceptional personal playground for outdoor enthusiasts. Whether you spend your weekends exploring by horse, hiking the contours of the land, or navigating backcountry routes on an ATV, the ground is inherently suited to an active outdoor lifestyle.

Looking ahead, the land offers immense residential potential. It holds the promise of becoming the site for a private family estate, a secluded seasonal cabin, or a permanent homestead designed to capture the quintessential Colorado mountain experience.

Access and easements

The parcel is reached via Hilltop Road, offering a direct path into your private mountain enclave. The existing layout allows future owners the chance to design their interior driveways and trail networks to optimize both privacy and scenic vistas across the entire 41.21 acres.

To explore this exceptional high-altitude offering in person and envision the possibilities for yourself, contact us today to learn more or to schedule a visit.



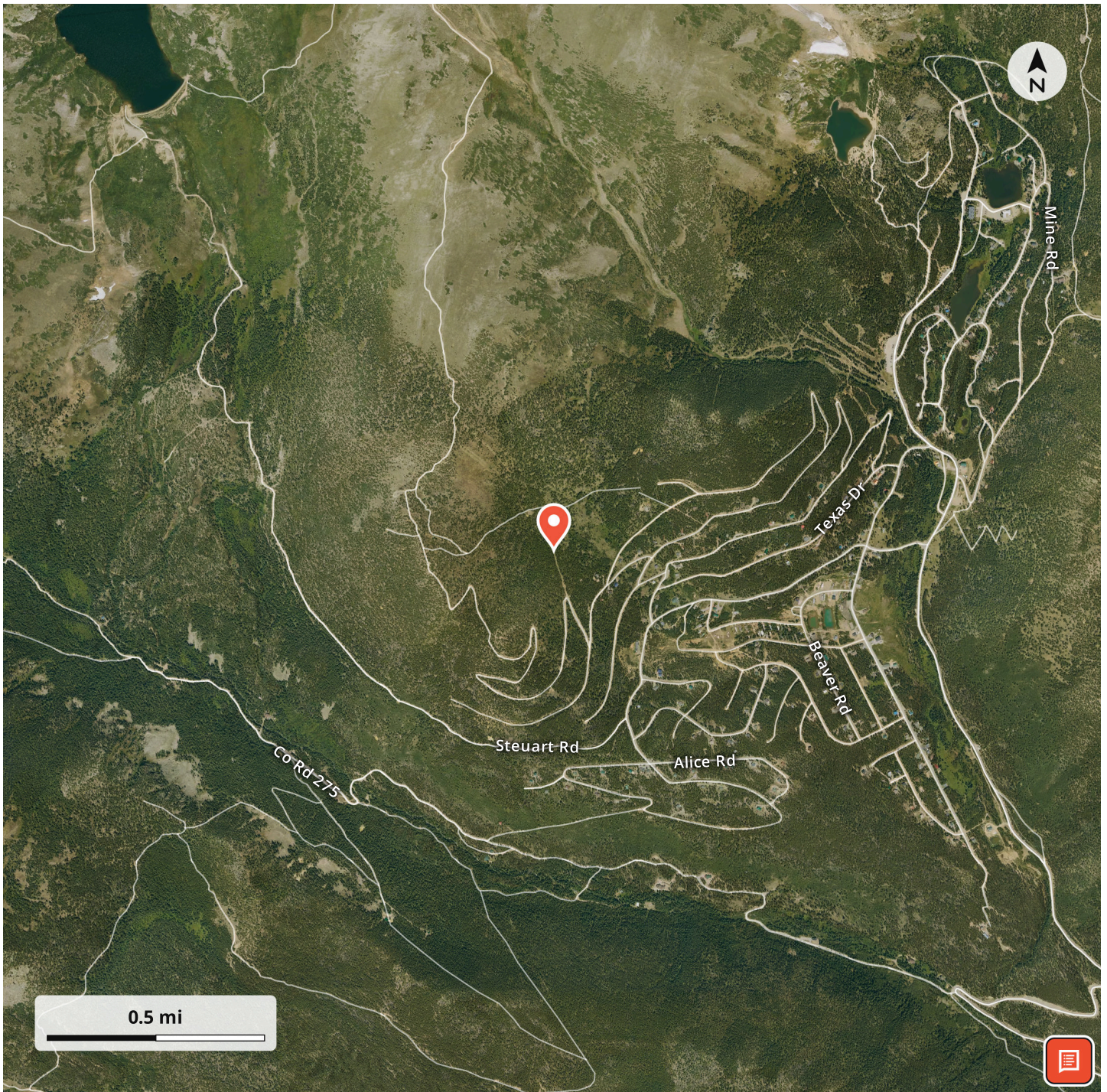
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Idaho Springs, CO / Clear Creek County



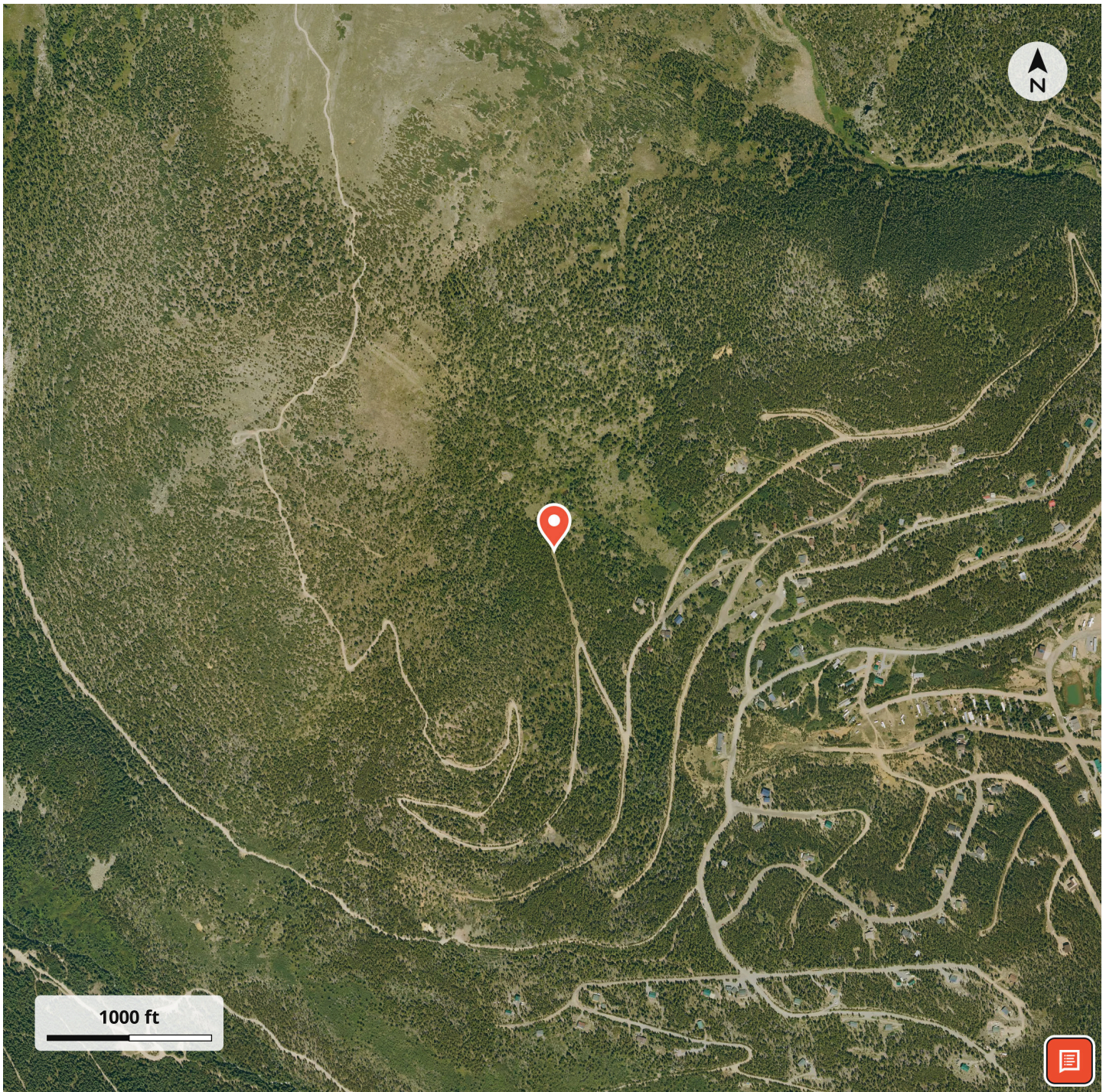
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

844 Beaver Pond Drive

City / State / Zip

Divide, CO 80814

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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