

STERLING RANCH

COLORADO



Estate Homesite For Sale

ASCENT VILLAGE, LOT 228
8090 COKEDALE CIRCLE LITTLETON, CO 80125

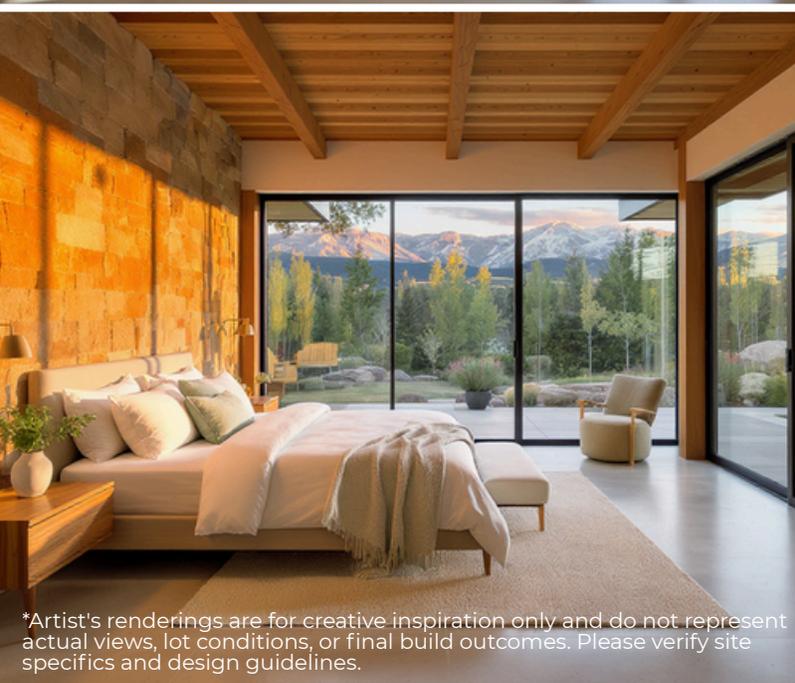
2.3 Acres | \$795,000



Contact for more information
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An Estate Homesite Offering Scale, Privacy & Design Flexibility.

Lot Details:

- **Address:** 8090 Cokedale Circle, Littleton, CO 80125
- **Village:** Ascent Village – Filing 6A, Lot 228
- **Lot Size:** 2.3 acres
- **Lot Offered at:** \$795,000

Lot Highlights:

- **Premier Western Position:** Westernmost homesite in this section of Ascent Village, offering a more open setting and added privacy.
- **Architectural Flexibility:** Distinctive triangular lot shape allows for creative site placement and outdoor living.
- **Generous Estate Acreage:** 2.3 acres for a custom residence, outdoor entertaining, and resort-style amenities.
- **Excellent Connectivity:** Convenient access to Waterton Road, US-85, and the South Metro Denver area.

An Exclusive Offering

One of only four acreage homesites in Sterling Ranch, this property offers the opportunity to build a custom estate within one of Colorado's most innovative master-planned communities.

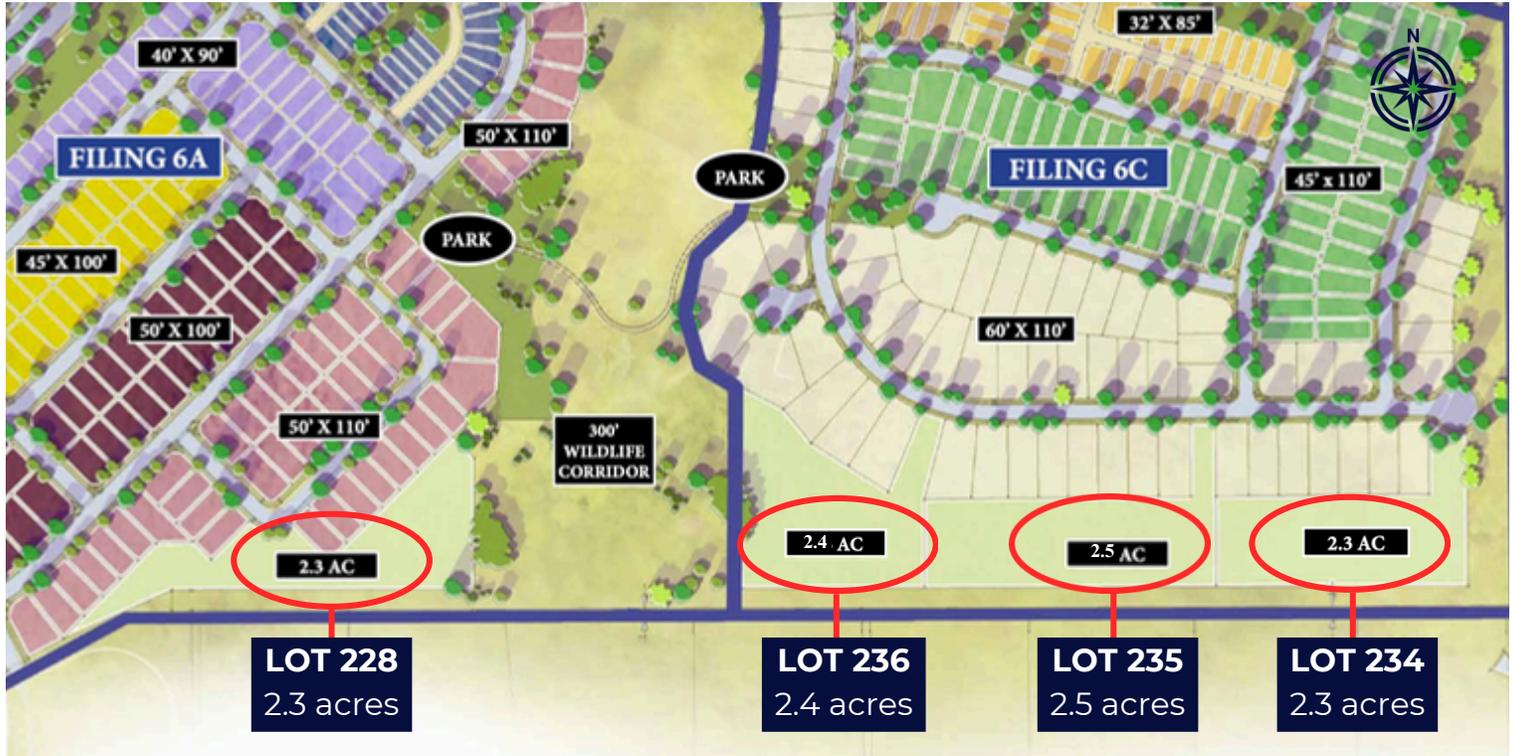
Sheffield Homes is the exclusive builder for these estate lots. With nearly 50 years of Colorado homebuilding experience, Sheffield crafts thoughtfully designed, energy-efficient luxury homes across the Front Range.

Scan to Learn More



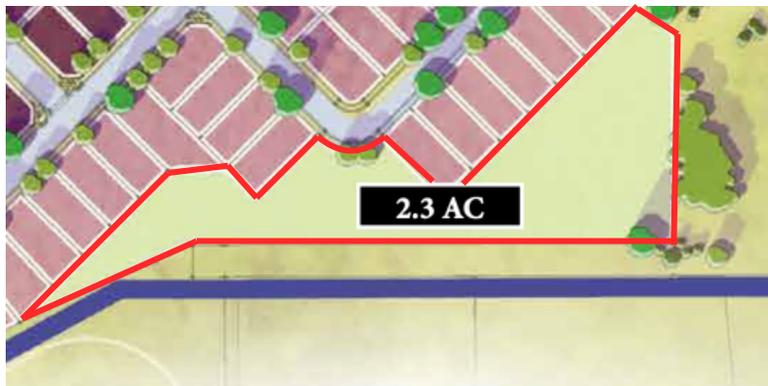
Sterling Ranch Estate Homesites

A limited collection of four private acreage homesites located within Ascent Village at Sterling Ranch, minutes from trails, parks and amenities.



Lot 228, Ascent Village

8090 Cokedale Circle, Littleton, CO 80125



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Life at Sterling Ranch

Estate living within a thoughtfully designed master-planned community.



Overlook Clubhouse

Resort-style gathering spaces, fitness, and pool.



Integrated Trail System

Miles of trails woven through preserved landscapes.



Sterling Center

Walkable coffee, dining, and daily conveniences.



Waterton Canyon Access

Direct access to open space and the South Platte.



Fiber Internet

Community-wide gigabit connectivity.



A Connected Colorado Lifestyle

Sterling Ranch is designed to elevate everyday living through a thoughtful blend of outdoor recreation, community connection, and modern convenience.

From miles of scenic trails and direct access to Waterton Canyon to gathering spaces at the Overlook Clubhouse and walkable amenities at Sterling Center, the community offers a lifestyle rooted in both nature and neighborhood.

With preserved open space, curated events, and community-wide gigabit fiber internet, Sterling Ranch brings together the best of Colorado living and modern connectivity.

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