

Sky Meadow at Lookout Mountain

12.32 Acres | Jefferson County, CO | \$1,850,000



HAYDEN  OUTDOORS.

Activities & Amenities

Cycling/Mountain Biking
Hiking/Climbing
Natural Spring
Wooded

Land Details

Address: 20763 Sky Meadow Lane,
Golden, Colorado 80401, USA

Closest Town: Golden

Total Acres: 12.32

Zoning: A-2

Elevation: 7100

Topography: Steep

Vegetation: Wooded

Estimated Taxes: \$6,253.76 - 2025

Source of lot size: Assessor/Tax Data

View: City, Mountain, Park, Private,
Scenic, Stream, Wooded



Property Summary

Rare trophy homesite on Lookout Mountain with commanding views of the metro. Mature pine, year-round creek, rock outcroppings, and the feel of a private nature preserve. The terrain is dramatic; an opportunity for a custom home that belongs here and nowhere else. Mountain privacy minutes from Golden, world-class recreation, and an easy commute to Denver. A setting that cannot be replicated. Schedule an evening showing to see the city lights.

Land

12.32 acres of wooded mountain terrain on Lookout Mountain in unincorporated Jefferson County. The property occupies a natural cove facing east toward the Denver metro, with views of the city and plains beyond.

Terrain is steep and varied, with no flat building pad. The south-facing slope (north side of the cove) features open, rocky meadow with sun exposure. The north-facing slope (south side) is densely forested. A year-round creek runs through the property, crossed by a footbridge.

Vegetation is primarily mature pine forest with cleared understory, giving the land an open, parklike feel while retaining its natural character. Rock outcroppings and small crags are scattered throughout. The property has been maintained but not manicured; deadfall has been cleared and trails established.

Power is at the road. Well and septic to be developed. Jefferson County A-2 zoning. No HOA. Survey on file. No soils report on file. Buyer should conduct geotechnical investigation and perc testing as part of due diligence.





Improvements

What remains to be built is the point. The terrain will require thoughtful engineering – drilled piers, stepped or split-level design, cut-and-fill grading – but for the right architect, that is the opportunity rather than the obstacle. Imagine a cantilevered structure reaching out over the slope, its glass walls designed to capture light and landscape on all sides; or a stepped design that descends with the terrain, each level emerging from the hillside as if it had always been there. Two very different architectural responses to the same remarkable site.

Site development will include engineered driveway design and grading to the selected building envelope, allowing the buyer to determine optimal siting for views, privacy, and solar orientation. A graded entrance drive already extends from the county road. Further improvements include a footbridge crossing the creek, established hiking trails, and a cleared picnic area. A finished home will be a legacy property, singular in setting and execution.

Recreation

The property's location on Lookout Mountain provides immediate access to some of the Front Range's best outdoor recreation. The Lookout Mountain Nature Center and Preserve, a 110-acre wildlife habitat with interactive exhibits and guided programs, is minutes away. Hiking options range from the Chimney Gulch and Beaver Brook trails on Lookout Mountain itself to Apex Park's nine miles of nationally designated singletrack and the hiker-only Mount Galbraith loop with views of the Continental Divide.

Lookout Mountain Road is one of Colorado's iconic road cycling climbs, a 4.6-mile ascent gaining nearly 1,300 feet with 56 switchbacks that has been featured in the US Pro Challenge and draws riders year-round. Mountain bikers and trail runners share an extensive network of trails connecting Lookout Mountain, Apex Park, and the surrounding Jefferson County open space.

Fossil Trace Golf Club, a public course designed by Jim Engh and repeatedly named Best Golf Course in Denver by local publications, is in Golden. Clear Creek Canyon, just west of Golden, is home to over 1,300 rock climbing routes and is one of Colorado's premier sport climbing destinations.

Red Rocks Amphitheatre, a world-renowned outdoor concert venue set among 300-foot sandstone formations, is a short drive south. Downtown Golden offers restaurants, cafes, the Saturday farmers market, and the Clear Creek Trail for walking, tubing, and kayaking. I-70 is less than ten minutes from the property, putting Winter Park and the Summit County ski areas within an hour.



Region & Climate

The Colorado Front Range is where the Rocky Mountains meet the Great Plains, a 200-mile corridor stretching from Wyoming to Pueblo that is home to most of the state's population and economic activity. The region offers access to both mountain and urban resources within short distances, a combination that has drawn residents since long before Colorado became a state.

Golden and Lookout Mountain sit at the western edge of the Denver metro, at the base of the foothills. The property's 7,100-foot elevation places it above the valley floor but well below timberline, in a transitional zone of pine forest, rock outcroppings, and varied terrain. At this elevation, summer afternoons run 8 to 10 degrees cooler than downtown Denver, and nights stay cool even in July and August.

The climate is semi-arid with four distinct seasons. Golden averages 242 sunny days per year (well above the national average of 205) and receives approximately 19 inches of annual precipitation. Winters bring snow but are punctuated by frequent sunny, mild days. The Front Range benefits from a weather-moderating effect, with the mountains helping to block or weaken many storm systems approaching from the west.

History

Golden was founded in 1859 during the Pike's Peak Gold Rush and served as the capital of the Colorado Territory from 1862 to 1867, before losing the title to Denver in a political battle that shaped the state. The town never became a mining camp; it thrived instead as a supply center and gateway to the mountains, a role it still plays today. The Colorado School of Mines, established in 1874 as Colorado's first public institution of higher education, anchors the town and draws engineering and science students from around the world.

Adolph Coors founded his brewery here in 1873, and the Coors facility in Golden is now the largest single-site brewery in the world. Downtown Golden retains its historic character, with a walkable main street, independent shops, and a handful of craft breweries that have followed in Coors' footsteps.

Cultural attractions include the American Mountaineering Museum, the Foothills Art Center (housed in an 1872 Gothic church on the National Register), the Colorado Railroad Museum, and the Mines Museum of Earth Science. On Lookout Mountain, the Buffalo Bill Museum and Grave draws visitors to the final resting place of William F. Cody, with panoramic views of the Front Range and Great Plains from the observation deck. Dinosaur Ridge, just south in Morrison, offers a chance to walk among fossilized dinosaur tracks.





Location

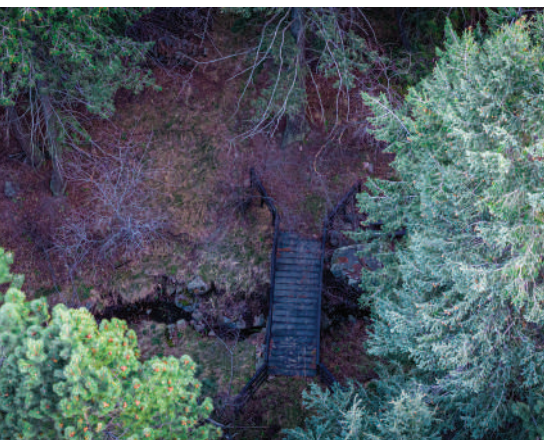
The property is located in a quiet enclave of larger mountain homes on Lookout Mountain, approximately fifteen minutes from downtown Golden and twenty-five minutes from downtown Denver. Denver International Airport (DEN) is approximately 45 minutes east via I-70, with no traffic lights between the property and the terminal. Rocky Mountain Metropolitan Airport (BJC), a general aviation facility in Broomfield with a 9,000-foot primary runway and two FBOs, is approximately 30 minutes away for those arriving by private aircraft.

Golden is the nearest town, offering everyday conveniences, dining, medical offices, and professional services. Boulder is approximately 35 minutes north; downtown Denver is 25 minutes east.

The property is served by Jefferson County School District R-1; Golden High School, less than two miles away and consistently ranked among the top public high schools in Colorado, serves this property.

Sky Meadow is close enough to be part of daily life, and private enough to feel like an escape from it.

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Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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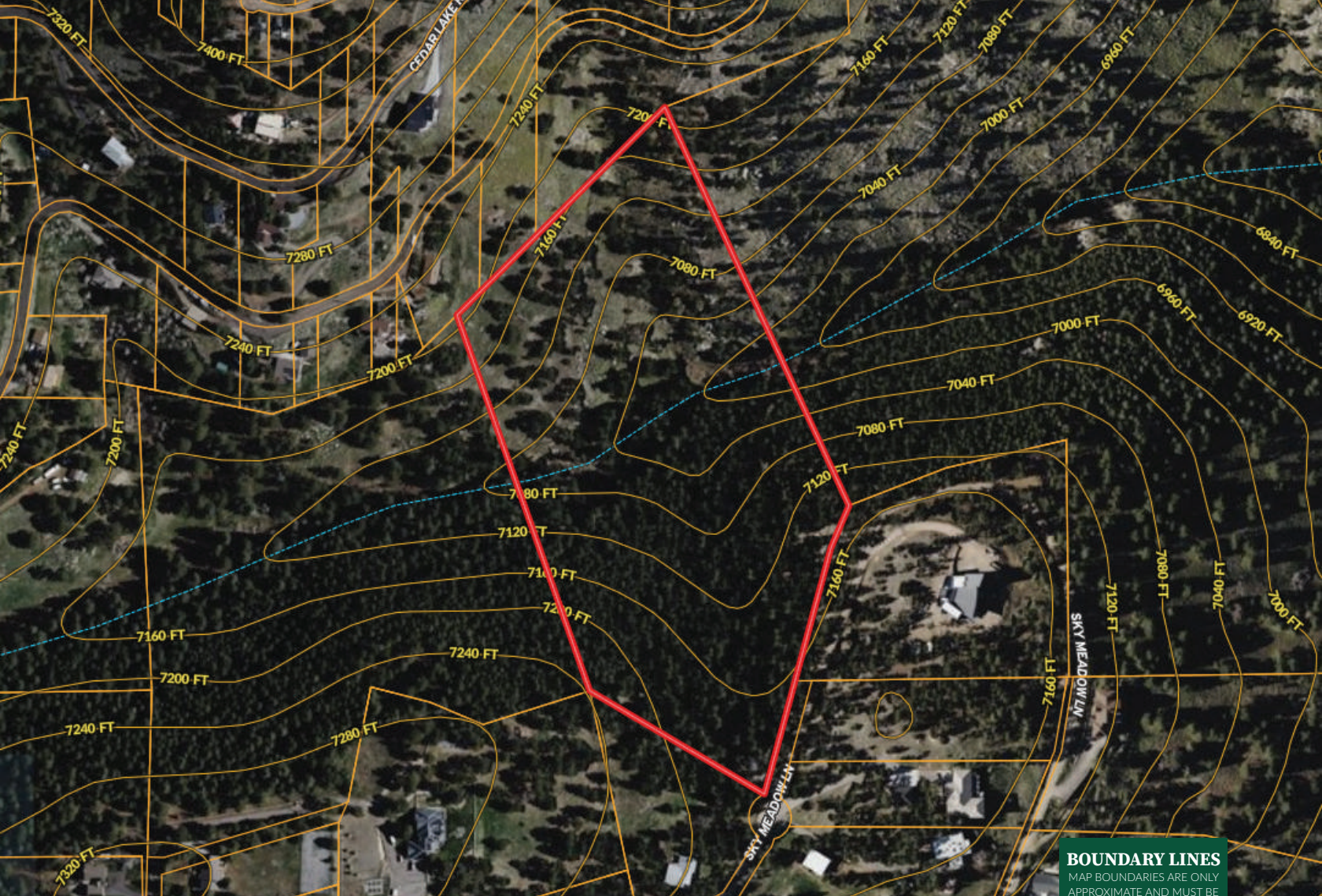



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

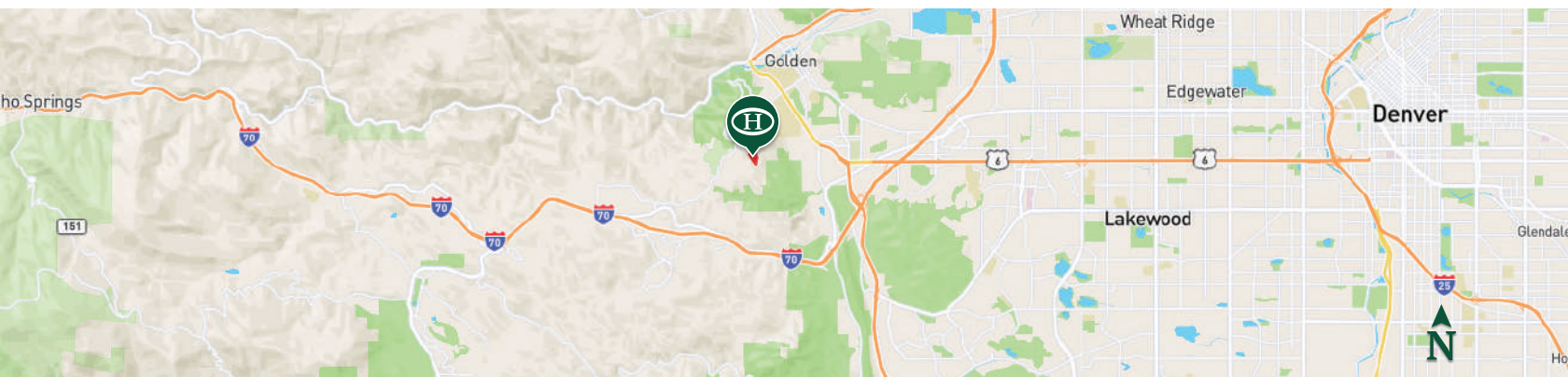
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 Boundary

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 MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.




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