

12226 Churchill Downs

Springdale, Ar 72762



List Price: \$949,900
MLS#: 1353567
Beds: 5
Baths Full: 3
1/2 Baths: 1
Garage: 3
Square Feet: 3,817
Price / Square Foot: \$248.86
Subdivision: Churchill Sub
Type: Residential
Built: 2003
County: Washington
School: Springdale

Description

Rare opportunity to own a stunning home in one of Northwest Arkansas's premier gated communities. Situated on three picturesque acres, this exceptional property blends timeless elegance with an open-concept design. Expansive picture windows showcase beautiful natural views, while the chef's kitchen flows into a vaulted family room with two sets of French doors leading to a 1,000-square-foot covered patio. The main-level primary suite offers private patio access. Upstairs features four spacious bedrooms plus flexible space for a game room, media room, or fitness area. The main level also includes a formal dining room with seating for 12, a private office or den, and two gas fireplaces. Recent updates include a 2020 roof, newer appliances, and LeafFiter gutter guards. Enjoy the privacy and tranquility of country living with the convenience of shopping, dining, schools, and all the amenities of Northwest Arkansas just minutes away.

Property Details

Lot Size	2.96 Acres
Air Condition	CentralAir
Amenities	BuiltInFeatures, CeilingFans, CathedralCeilings, CentralVacuum, EatInKitchen, GraniteCounters, HotTubSpa, Pantry, ProgrammableThermostat, WalkInClosets, WiredForSound, WindowTreatments
Appliances	Dryer, Dishwasher, ExhaustFan, ElectricOven, ElectricWaterHeater, Disposal, GasRange, GasWaterHeater, IceMaker, Microwave, Refrigerator, SelfCleaningOven, Washer, EnergyStarQualifiedAppliances, PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick
Fencing	Metal, Partial
Fireplace	FamilyRoom, GasLog, LivingRoom
Listed By	eXp Realty NWA Branch