



767 acequia madre, unit 1



This 2,190 sq. ft. classic Santa Fe home has 2 bedrooms, 3 bathrooms, and timeless architectural detail. A beautifully walled courtyard provides the perfect setting for entertaining, al fresco dining, or simply enjoying Santa Fe's stunning climate in a private and tranquil setting.

Equally captivating and versatile is the land itself, with places to meet, walk, or just sit and relax. This home is truly remarkable in its traditional perfection.



767 ACEQUIA MADRE, UNIT 1 MLS #202602095 \$2,275,000

A garden with a fountain portal accents the entry. French doors open to a large hall for art. The authentic walls are double adobe with arched window seats. The warm and inviting gracious living spaces showcase traditional Santa Fe architecture with exposed vigas, warm wood accents, brick floors, abundant natural light, and welcoming fireplaces. The living room has a gorgeous stone wall and high plaster ceilings and beams that rise matching the tall windows.

The courtyard is the traditional hub of family and extended family life in New Mexico. In this tradition, the home is nestled around the brick courtyard with wisteria lining the portal and trees adding shade.

This is a rare opportunity to own a residence in the Betty Stewart Compound, one of Santa Fe's most desirable compounds, offering privacy, authentic charm, and an unbeatable location close to Canyon Road, downtown, and all the cultural treasures of the City Different.





Opposite the living room is a lovely kitchen featuring white cabinets, diagonal white tiles, wooden countertops, vigas and a brick floor. Top-of-the-line appliances are elegant and understated, giving warmth with a modern flair.

Open to the kitchen sits a lovely dining area with a brick fireplace, allowing the chef to be part of the conversation while prepping and cooking.

A long narrow pantry/laundry is just off the kitchen. There is a long shelf for entertaining a good-sized group and plenty of cabinet storage. The laundry is to other the side of the room with storage and space aplenty. This is wonderful addition to a kitchen that already has good storage!



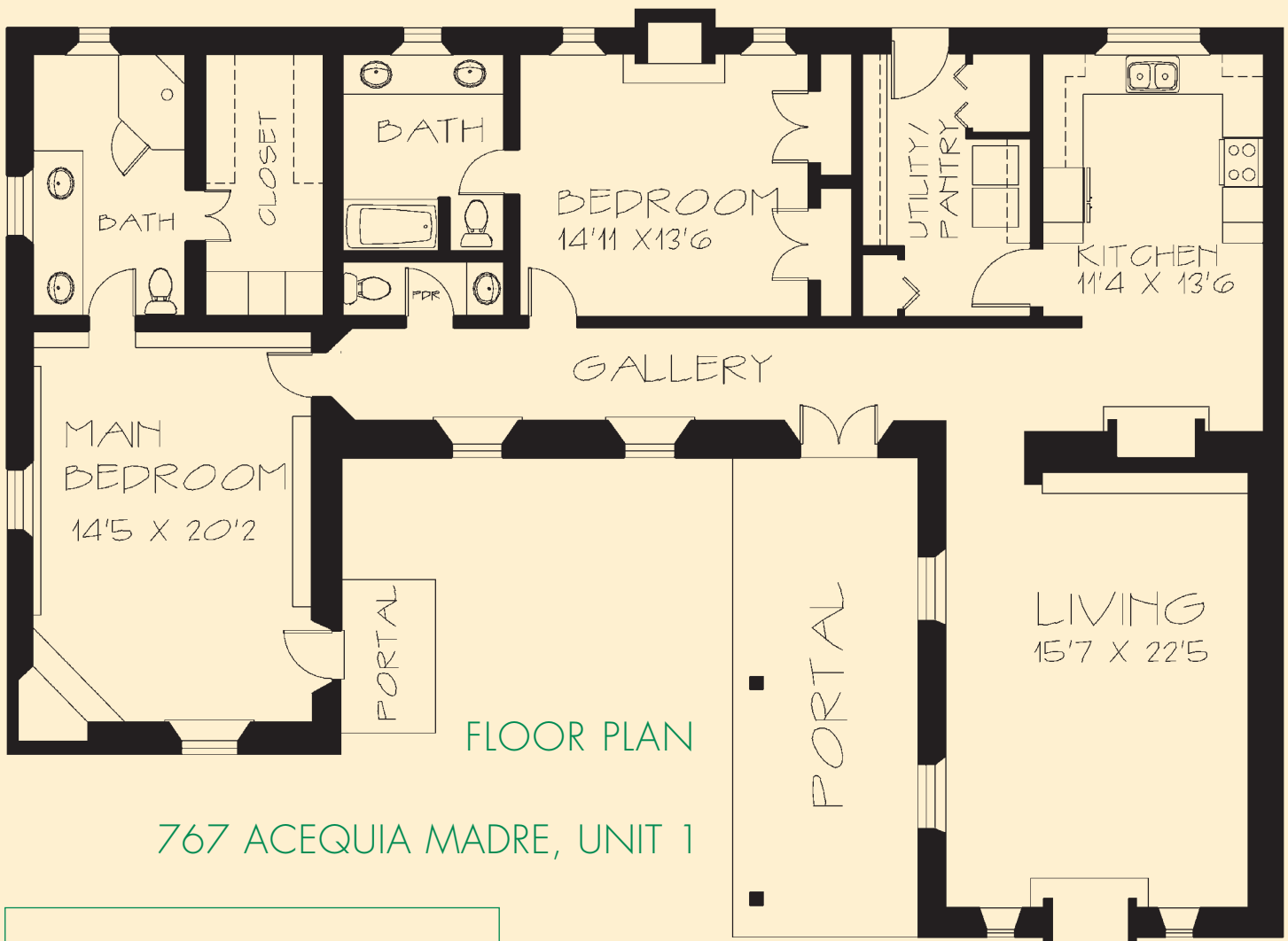


The two spacious bedrooms feature cozy fireplaces, ensuite baths, and dual vanities, creating private retreats for owners and guests alike.

The primary suite includes a generous walk-in closet, and an extraordinary wall of shelves to hold just about any collection you can dream of! Here there is a ¾ bathroom (designed for comfort), and access to the gracious courtyard as well. The courtyard is a peaceful place to enjoy the wisteria and the evening breeze of summer!

A powder room separates the 2 bedrooms. The 2nd bedroom has dark vigas, skylights, tall windows, and a spacious bathroom featuring two traditional hand-hammered tin mirrors.





767 ACEQUIA MADRE, UNIT 1

Single Level Condo: Approx. 2,190 sq. ft.
 Bedrooms: 2
 Bathrooms: 1 Full, 1 Three Quarter, 1 Half
 2 Designated Parking Spaces
 Zoning: RC8
 Water and Sewage: City
 Construction: Frame, Double Adobe
 Heating: Hot Water Baseboard
 Condominium Association Fee:
 \$2,088/Quarterly
 Projected Real Estate Taxes: \$17,268.77



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