

\$2,645,000 - 1205 Lone Eagle Drive, Granby

MLS® #24-764

\$2,645,000

5 Bedroom, 6.00 Bathroom, 4,565 sqft

Single Family Res on 0.28 Acres

GRANBY RANCH, Granby, CO

Prepare to be amazed by this NEW construction in Granby Ranch, where every detail of this architectural gem reflects an unwavering commitment to excellence, with no corners cut in its construction. This magnificent home boasts 5 bedrooms, 5.5 bathrooms, and 4,565 square feet of lavish comfort with jaw-dropping stonework inside and outside. Nestled amidst breathtaking vistas, this home is a true sanctuary of sophistication and style. Step inside and you'll be greeted by the spacious and inviting living area, featuring designer lighting and ceiling fans and meticulous stonework. Entertain effortlessly with an open-concept layout seamlessly connecting the kitchen to the living area, creating an atmosphere perfect for hosting gatherings and socializing with guests. Enjoy the double-sided fireplace with a handcrafted wood fireplace mantle, allowing you to enjoy the warmth and ambiance from both the living room and the expansive outdoor deck, enhancing your indoor-outdoor living experience year-round. From the instant you set foot on the deck, you'll be swept away by its sheer magnificence. With its grandeur enhanced by the sleek glass railing, expansive layout, and vaulted ceilings, this outdoor oasis promises an experience beyond compare. Whether you're entertaining under the open skies or simply savoring a moment of tranquility, this deck embodies the epitome of luxurious outdoor living, encouraging you to immerse yourself in its magnificence. The



kitchen features exquisite quartz countertops, Delta fixtures, GE Café Series appliances and a wet bar.

The exquisite primary bedroom suite is on the main floor, offering unparalleled serenity and access to the deck through a sliding glass door. Wake up to awe-inspiring views and retire in the evenings to the extravagant en suite bathroom complete with body sprays, handhelds, and luxurious finishes. Pamper yourself in the custom closet systems, revel in the comfort of the Kohler Jaro bidet toilet, and indulge in the heated tile floors, elevating every moment to a spa-like experience. ALL of the full bathrooms have heated bathroom floors so you can experience warmth and relaxation, making every moment spent in these spa-like retreats a truly indulgent experience. Ascend to the upper level, where two more bedrooms and bathrooms await, complemented by an open loft area featuring an elegant glass railing. One of the bedrooms upstairs has an exclusive en suite bathroom and its own private deck, offering a serene retreat within this luxurious sanctuary.

Descend to the lower level and discover two more bedrooms, two bathrooms, and a light-filled living area with beetle kill ceiling treatment that opens onto a charming patio, perfect for open-air entertaining or quiet relaxation. Embrace the convenience of an additional wet bar, ideal for hosting gatherings with style and ease. A versatile flex room on the lower level offers endless possibilities, whether used as a home office, gym, or media room. With three distinct living areas spread across three levels, and bedrooms and bathrooms conveniently situated on each floor with two laundry rooms in the home, this floor plan is perfectly suited for accommodating a large number of guests. Whether hosting family gatherings or entertaining friends,

everyone will find comfort and convenience in this thoughtfully designed home.

The finished, two car garage features a garage glass door. This eye-catching element not only enhances the exterior aesthetic but also floods the garage with natural light, creating an inviting and bright space. 220V electric rough-in for EV charging and a hot/cold water spigot in the garage. The home is equipped with cutting-edge technology, including Pella casement windows with integrated security sensors, Ecobee smart thermostats, a Ring video doorbell, three energy efficient furnaces and a recirculating hot water system. These modern amenities not only enhance convenience but also contribute to energy efficiency, comfort, and security, ensuring a seamlessly integrated and high-tech living experience for residents.

Granby Ranch is a picturesque mountain community nestled in the heart of the Colorado Rockies, renowned for its year-round recreational opportunities and stunning natural beauty. In addition to skiing and snowboarding at the resort, visitors can enjoy snowshoeing, tubing, and other winter activities. During the summer months, the resort offers world-class mountain biking trails, scenic hiking routes, and championship golf courses with breathtaking views of the surrounding mountains. Granby Ranch offers an unforgettable mountain experience for everyone!

This home is a true testament to luxury living, where every detail has been meticulously curated to exceed the highest standards of quality and craftsmanship. Don't miss out on your opportunity to own this breathtaking home in Granby Ranch.

Built in 2024

Essential Information

MLS® #	24-764
Price	\$2,645,000
Bedrooms	5
Bathrooms	6.00
Square Footage	4,565
Acres	0.28
Year Built	2024
Type	Single Family Res
Sub-Type	Single Family Residence
Style	Multi-Level
Status	Active

Community Information

Address	1205 Lone Eagle Drive
Area	Granby Area
Subdivision	GRANBY RANCH
City	Granby
County	Grand
State	CO
Zip Code	80446

Amenities

Parking	Garage Door Opener
# of Garages	2
View	Mountain(s)

Interior

Interior Features	Ceiling Fan(s), Fireplace, Walk-In Closet(s)
Heating	Forced Air, Natural Gas
Fireplaces	Living Room, Basement

Exterior

Lot Description	Gentle Sloping
Construction	Frame

Additional Information

Date Listed	June 13th, 2025
HOA Fees	284

HOA Fees Freq. Monthly

© 2025 Grand County Board of REALTORS®. All rights reserved. IDX information is provided exclusively for consumers' personal, non-commercial use, and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed.
Listing information last updated on October 22nd, 2025 at 6:15pm MDT