

\$2,550,000 - 855 Lone Eagle Drive, Granby

MLS® #24-992

\$2,550,000

6 Bedroom, 6.00 Bathroom, 4,659 sqft

Single Family Res on 0.30 Acres

GRANBY RANCH, Granby, CO

Discover pure perfection in this brand-new home located in Granby Ranch, where exquisite craftsmanship and uncompromising quality shine through every aspect of its design and construction. This magnificent home boasts 6 bedrooms, 5.5 bathrooms, and TWO flex spaces, making it feel more like an 8 bedroom home. 4,659 square feet of lavish comfort with jaw-dropping stonework inside and outside. 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. You'll be captivated by the stylishly appointed kitchen, featuring sleek white appliances that seamlessly blend into the crisp, sage green cabinetry adorned with elegant brass handles. The kitchen also features exquisite quartz countertops, Delta fixtures, GE Café Series appliances, a large walk in pantry and a wet bar.

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. As soon as you step onto the deck, prepare to be mesmerized by its awe-inspiring beauty. This outdoor area



not only boasts a generously sized layout but also provides stunning views of the mountains and the base of Granby Ranch Ski resort.

The 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 ensuite 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 three more bedrooms and bathrooms await, with a flex space that can be used as an office or additional bedroom. One of the bedrooms upstairs has an exclusive ensuite 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, a large living area and additional flex space! Embrace the convenience of an additional wet bar, ideal for hosting gatherings with style and ease. Whether hosting family gatherings or entertaining friends, everyone will find comfort and convenience in this thoughtfully designed home.

220V electric rough-in for EV charging and a hot/cold water spigot in the two car, oversized, attached garage. The home is equipped with cutting-edge technology, including Pella casement windows with integrated security sensors, Ecobee smart thermostats, a Ring video doorbell, two 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® #	24-992
Price	\$2,550,000
Bedrooms	6
Bathrooms	6.00
Square Footage	4,659
Acres	0.30
Year Built	2024
Type	Single Family Res
Sub-Type	Single Family Residence

Style	Multi-Level
Status	Active

Community Information

Address	855 Lone Eagle Drive
Area	Granby Area
Subdivision	GRANBY RANCH
City	Granby
County	Grand
State	CO
Zip Code	80446

Amenities

Amenities	Golf Course, Laundry
# of Garages	2
View	Mountain(s)

Interior

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

Exterior

Construction	Frame
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Additional Information

Date Listed	July 16th, 2025
HOA Fees	284
HOA Fees Freq.	Monthly

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