

# \$1,895,000 - 622 Upper Ranch View Road, Granby

MLS® #25-1195

**\$1,895,000**

5 Bedroom, 4.00 Bathroom, 2,930 sqft  
Single Family Res on 0.34 Acres

GRANBY RANCH, Granby, CO

New construction luxury. This home offers great main floor living with inviting open floor plan and amazing herringbone hardwood floor. As you walk in you are welcomed by the vaulted ceiling with soaring beams throughout. Strategically placed kitchen with a huge island and sought after Taj Mahal quartzite countertop and backsplash, for added storage there is a walk in pantry. The dining area is surrounded by windows and views of the mountains with tastefully wood finished ceiling. The living room fireplace turns the corner into the dining area to create a warm feeling throughout. Also there is an outside fireplace of the front deck. A luxury added feature is the climate controlled wine cellar. Master suite with radiant floor heat for added warmth. Mudroom with storage and a dog shower.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 25-1195     |
| Price          | \$1,895,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 2,930       |
| Acres          | 0.34        |



|            |                         |
|------------|-------------------------|
| Year Built | 2025                    |
| Type       | Single Family Res       |
| Sub-Type   | Single Family Residence |
| Style      | Contemporary            |
| Status     | Active                  |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 622 Upper Ranch View Road |
| Area        | Granby Area               |
| Subdivision | GRANBY RANCH              |
| City        | Granby                    |
| County      | Grand                     |
| State       | CO                        |
| Zip Code    | 80446                     |

### Amenities

|              |                    |
|--------------|--------------------|
| Amenities    | Golf Course, Pool  |
| Parking      | Garage Door Opener |
| # of Garages | 2                  |
| View         | Mountain(s)        |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Fireplace, Loft, Master Suite, Stove, Vaulted Ceiling(s), Walk-In Closet(s) |
| Heating           | Forced Air, Natural Gas                                                                     |
| Fireplaces        | Family Room, Dining Room, Living Room                                                       |

### Exterior

|                 |                                   |
|-----------------|-----------------------------------|
| Lot Description | Gentle Sloping, Landscaped, Views |
| Construction    | Frame, Stone                      |

### School Information

|            |             |
|------------|-------------|
| Elementary | Granby      |
| Middle     | East Grand  |
| High       | Middle Park |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| HOA Fees       | 775               |
| HOA Fees Freq. | Quarterly         |

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Listing information last updated on October 22nd, 2025 at 9:45pm MDT