

\$675,000 - 563 New Church Ave, Granby

MLS® #25-1412

\$675,000

4 Bedroom, 2.00 Bathroom, 2,016 sqft

Single Family Res on 0.36 Acres

GRANBY, Granby, CO

Warm & Inviting Multi-Level Home on a Corner Lot in Granby, Colorado

Welcome home to this inviting multi-level residence perfectly situated on a south-facing .36-acre corner lot in one of Granby's quiet, desirable neighborhoods—with no HOA!

Step inside to find a bright and comfortable layout featuring 4 bedrooms, 2 bathrooms, an office, and two spacious living rooms, one on each level. The upstairs living room showcases a newly added bay window that floods the space with natural light and frames breathtaking views of Byers Peak and the valley below. The cozy lower level includes an additional living area and a bonus room that could serve as a playroom, studio, or potential 5th bedroom.

Each bedroom offers large closets and warm, welcoming finishes. Throughout the home, you'll find fresh paint in every room, updated lighting, and new flooring in the downstairs bath. The kitchen features matching newer appliances (excluding the trash compactor), a gas stove, and refinished hardwood floors that flow into the dining area where a large picture window captures peaceful views and plenty of sunshine.

The home is thoughtfully equipped with electric baseboard heating with room-by-room controls, a gas stove downstairs that warms



the entire home, and new CO– and smoke detectors throughout.

Outside, the property shines with features designed for both comfort and function:

Brand new front deck (2024) perfect for morning coffee or evening sunsets

24'x30' insulated oversized two-car garage added in the 1990s

Fully covered carport and attached shed for extra storage

Concrete driveway for easy year-round access

Three additional storage sheds plus a greenhouse ready for your mountain garden

Fully fenced backyard with grass, garden beds, and a pea gravel play area

Custom brick patio with pergola connected to a concrete sidewalk spanning the back of the home

French drain system to manage runoff and keep the landscaping lush

All upstairs windows were replaced in 2022, and heat tape has been added along the north roofline and gutters to prevent ice dams.

Whether you're entertaining on the patio, enjoying sunsets from the bay window, or tending to your garden in the greenhouse, this home offers the ideal balance of warmth, comfort, and mountain charm all just minutes from downtown Granby, schools, and outdoor recreation.

Built in 1978

Essential Information

MLS® #	25-1412
Price	\$675,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	2,016
Acres	0.36
Year Built	1978
Type	Single Family Res
Sub-Type	Single Family Residence
Style	Multi-Level
Status	Active

Community Information

Address	563 New Church Ave
Area	Granby Area
Subdivision	GRANBY
City	Granby
County	Grand
State	CO
Zip Code	80446

Amenities

Amenities	Laundry, Storage
Parking	Addl Parking, Garage Door Opener
# of Garages	2
View	Mountain(s)

Interior

Interior Features	Ceiling Fan(s), Eat-in Kitchen, New Paint
Heating	Baseboard, Electric

Exterior

Exterior	Fence
Lot Description	Crn/Cul de Sac, Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Gentle Sloping, Landscaped, Private, Rectangular Lot, Views
Windows	Double Pane Windows
Construction	Modular

School Information

Elementary	Granby
Middle	East Grand
High	Middle Park

Additional Information

Date Listed October 11th, 2025

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