

# \$669,000 - 23 Wild Strawberry Drive, Granby

MLS® #25-250

**\$669,000**

2 Bedroom, 3.00 Bathroom, 1,250 sqft  
Condominiums on 0.00 Acres

OURAY RANCH CONDO, Granby, CO

Tucked within the highly coveted Ouray Ranch, where properties are often held for generations, this 2-bedroom, 2.5-bathroom townhome-style mountain retreat offers a rare blend of privacy, tranquility, and access to world-class outdoor recreation.

Step inside to a warm and inviting living space, where soaring 11-foot ceilings and a cozy fireplace create the perfect mountain ambiance. Two expansive sliding glass doors frame breathtaking views of the surrounding peaks, while the open-concept kitchen and dining area make entertaining effortless. Just beyond, a private deck invites you to savor your morning coffee or unwind beneath Colorado's starlit skies. Two beautifully appointed bedrooms and bathrooms upstairs wait to pamper you with comfort. But wait, there's SO much more: Set in the heart of Ouray Ranch, a community rich in history as the former YMCA camp, this home comes with exclusive private fishing rights along a 1.5 mile picturesque stretch of the Colorado River, plus two stocked ponds including one just for kids! Homeowners also enjoy access to the community lodge, offering eight rentable bedrooms, a spacious gathering area, and a double kitchen perfect for hosting guests or special events.

Beyond the lodge, Ouray Ranch is a sanctuary for outdoor enthusiasts, offering:

\*Pickleball & tennis courts



- \*A horse barn with boarding facilities
- \*Scenic hiking trails leading to miles of BLM land
- \*An on-site Ranch Manager handling snow removal and community upkeep

Whether you're seeking a full-time residence or the ultimate weekend getaway, this is a rare opportunity to be part of one of Grand County's most treasured mountain communities.

Don't miss your chance to own a piece of Ouray Ranch - schedule your private showing today!

Built in 1984

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | 25-250         |
| Price          | \$669,000      |
| Bedrooms       | 2              |
| Bathrooms      | 3.00           |
| Square Footage | 1,250          |
| Acres          | 0.00           |
| Year Built     | 1984           |
| Type           | Condominiums   |
| Sub-Type       | Condominium    |
| Style          | Townhome Style |
| Status         | Active         |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 23 Wild Strawberry Drive |
| Area        | Granby Area              |
| Subdivision | OURAY RANCH CONDO        |
| City        | Granby                   |
| County      | Grand                    |
| State       | CO                       |
| Zip Code    | 80446                    |

### Amenities

|              |                                      |
|--------------|--------------------------------------|
| Amenities    | Lodge, Tennis Court(s), Snow Removal |
| # of Garages | 1                                    |
| View         | River                                |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | Ceiling Fan(s), Remodeled |
| Heating           | Radiant                   |
| Fireplaces        | Living Room               |

### **Exterior**

|                 |                       |
|-----------------|-----------------------|
| Lot Description | Crn/Cul de Sac, Trees |
| Construction    | Frame                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| HOA Fees       | 3026.74         |
| HOA Fees Freq. | Quarterly       |

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