

# \$999,000 - 545 Lone Eagle Drive, Granby

MLS® #25-321

**\$999,000**

3 Bedroom, 3.00 Bathroom, 1,672 sqft  
Single Family Res on 0.27 Acres

GRANBY RANCH, Granby, CO

Welcome to your dream home in the heart of Granby Ranch! This stunning 3-bedroom, 3-bathroom single-family home is the perfect mountain getaway fully furnished being sold Turn Key!

Nestled just blocks from the ski slopes, this property offers immediate access to single-track trails right outside your front door. As part of the Homeowners Association, your Granby Ranch Membership is included, allowing you to enjoy year-round activities such as golf, skiing, hiking, and fishing. The community clubhouse features a year-round outdoor pool, hot tub, and a well-equipped gym.

Golf enthusiasts will appreciate the 18-hole course, set against stunning mountain views of the Fraser River with abundant wildlife, providing a serene golfing experience at 8,100 feet. Granby Ranch is not just a winter wonderland. In the summer, you can enjoy mountain biking, fly fishing, and uncrowded hiking trails, making it a year-round destination for outdoor enthusiasts.

The home itself has been newly remodeled, featuring hardwood flooring, granite countertops, and 9-foot ceilings that create a spacious and inviting atmosphere. Relax in one of the two living spaces, each equipped with its own cozy fireplace, ideal for chilly mountain evenings.

Step outside onto your back deck, complete



with a new hot tub and a cedar privacy wall, where you can soak in breathtaking mountain views after a day of adventure. Plus, there's plenty of storage for all your mountain gear.

Located just 20 minutes from the town of Grand Lake, at the entrance to Rocky Mountain National Park, you can fish, boat, and immerse yourself in outdoor life hiking, camping, and exploring the beauty of the mountains.

Don't miss out on this incredible opportunity to experience the beauty and adventure that awaits you in Granby Ranch! Schedule your private tour today!

Built in 2007

### **Essential Information**

MLS® #	25-321
Price	\$999,000
Bedrooms	3
Bathrooms	3.00
Square Footage	1,672
Acres	0.27
Year Built	2007
Type	Single Family Res
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

### **Community Information**

Address	545 Lone Eagle Drive
Area	Granby Area
Subdivision	GRANBY RANCH
City	Granby
County	Grand
State	CO
Zip Code	80446

## Amenities

Amenities	Golf Course, Spa/Hot Tub, Restaurant, Pool, Fitness Center
# of Garages	1
View	Mountain(s)

## Interior

Interior Features	Fireplace, Master Suite, Vaulted Ceiling(s)
Heating	Forced Air, Natural Gas
Fireplaces	Family Room, Living Room

## Exterior

Lot Description	Near Golf Course
Construction	Frame

## School Information

Elementary	Granby
Middle	East Grand
High	Middle Park

## Additional Information

Date Listed	April 10th, 2025
HOA Fees	350
HOA Fees Freq.	Monthly

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Listing information last updated on October 22nd, 2025 at 6:15pm MDT