

\$995,000 - 466 Trail Ridge Drive, Grand Lake

MLS® #25-462

\$995,000

5 Bedroom, 4.00 Bathroom, 3,099 sqft

Single Family Res on 0.23 Acres

GRAND VIEW PARK, Grand Lake, CO

New Custom Built Home meticulously designed with every detail carefully in mind. Nestled within the heart of the Rocky Mountains in an unbeatable location surrounded by Grand Lake, Shadow Mountain and Lake Granby. Engulf yourself in endless outdoor activities such as fishing, boating, kayaking, hiking, biking, golfing, hunting, snowmobiling, skiing and more. From the moment you step inside you will notice the many features in this home which begin on the main floor - an impressive great room design with a custom kitchen, island counter with sink and barstools, stainless appliances that blend with the tile backsplash, and a dining area just off to the side with tall windows to watch morning wildlife in the yard. The living room with fireplace is a comfortable space with lots of furniture and seating options for easy entertaining, being a part of meal preparations and gatherings.

Just off the kitchen and leading to the garage, slip off your shoes, hang your coat up and stash your reusable bags in the sizeable mudroom mapped out to keep all the family's miscellaneous items neatly stored away. In addition a grand pantry that provides more than enough storage with additional space for a full size refrigerator/freezer. Also located within the main floor is a convenient den/office and can be used as a bedroom if preferred especially if anyone needs to stay on the first floor. A bathroom with a shower accompanies this level as well. The heated flooring will keep



your feet nice and warm in the winter months and cool during warm summer days.

The second level of this home offers 3 bedrooms and a nook to get the computer out for a quiet upstairs homework or work area.

The primary suite has a beautiful custom bath with walk in shower and rain showerhead, toilet room and double vanity. The walk in closet has custom shelving detailing many spaces for all your personal items. The other two bedrooms are a nice size and divided by a jack-n-jill bathroom with double vanity. The washer/dryer room is located on this level as well to keep laundry tasks easy to accomplish. A bonus is the lower level basement as not many mountain homes have such a great area designed for entertainment. This great room has space for a pool table, darts, or could be a home theater you can decide! There is a wet bar to keep essentials for a football game gathering or New Years Eve party. There is a guest bedroom, a full bath and an abundance of closet space to store the holiday decorations and winter/summer clothing and gear.

Whether this is to be your primary residence or second home the technology features of the in floor radiant heat system can all be run from your phone app to turn the heat up or down as needed in an area where we see warm and cool days all year long. With this home just a minute drive away from US 34 there are no concerns with getting around on snow and neighborhood roads are maintained with a low yearly HOA fee of \$400.

Call today for a tour of this beautiful home!

Built in 2024

Essential Information

MLS® #	25-462
Price	\$995,000
Bedrooms	5

Bathrooms	4.00
Full Baths	4
Square Footage	3,099
Acres	0.23
Year Built	2024
Type	Single Family Res
Sub-Type	Single Family Residence
Style	Three Story
Status	Active

Community Information

Address	466 Trail Ridge Drive
Area	Grand Lake Area
Subdivision	GRAND VIEW PARK
City	Grand Lake
County	Grand
State	CO
Zip Code	80447

Amenities

# of Garages	2
View	Mountain(s)

Interior

Interior Features	Master Bedroom, Walk-In Closet(s), Water Softner
Heating	Radiant
Cooling	Ceiling Fan(s)
Fireplaces	Family Room, Living Room

Exterior

Lot Description	Back Yard, Few Trees, Views
Construction	Frame

School Information

Elementary	Granby
Middle	East Grand
High	Middle Park

Additional Information

Date Listed April 26th, 2025

HOA Fees 400

HOA Fees Freq. Annually

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