

\$2,200,000 - 346 Gcr 6236s, Granby

MLS® #25-676

\$2,200,000

5 Bedroom, 4.00 Bathroom, 4,807 sqft
Single Family Res on 7.13 Acres

LEGACY PARK RANCH, Granby, CO

Experience true pride of ownership in this beautifully crafted custom home, nestled in the highly sought-after Legacy Park Ranch. Surrounded by 360-degree panoramic mountain views, this home offers the perfect blend of luxury, comfort, and natural beauty—inside and out. Step into an open, light-filled floor plan featuring a spacious gourmet kitchen with granite countertops, stainless steel appliances, custom light fixtures, a buffet with wine refrigerator, microwave and warming drawer, plus a generous walk-in pantry. The adjoining dining area flows seamlessly into the main floor family room, complete with new custom cabinetry, quartz counters, and a cozy gas fireplace with a handcrafted mantel. The main level includes a convenient laundry room with sink, three full bathrooms, and three spacious bedrooms including a stunning primary suite with its own gas fireplace, serene lake views, deck access and a luxurious five-piece bath with granite countertops and a jetted tub. Downstairs, the walk-out lower level is perfect for entertaining or extended family living. It offers a second inviting family room with gas fireplace, two additional bedrooms, a full bathroom, and a versatile bonus/game room with a wet bar. The updated 3-car garage is an organizer's dream, featuring a sleek epoxy floor and custom cabinetry for optimal storage and functionality.

Set on a partially wooded, flat 7-acre lot that backs to open space, this property includes a



wraparound deck, a newly resurfaced driveway with improved drainage, and a brand-new roof and gutters. Just a short walk to a private lake, this home is the ultimate mountain sanctuary.

Built in 2002

Essential Information

MLS® #	25-676
Price	\$2,200,000
Bedrooms	5
Bathrooms	4.00
Square Footage	4,807
Acres	7.13
Year Built	2002
Type	Single Family Res
Sub-Type	Single Family Residence
Style	Two Story
Status	Active

Community Information

Address	346 Gcr 6236s
Area	Granby Area
Subdivision	LEGACY PARK RANCH
City	Granby
County	Grand
State	CO
Zip Code	80446

Amenities

Amenities	Horseback Riding, Spa/Hot Tub
Utilities	Internet Available
Parking	Garage Door Opener
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Fireplace, Master Bedroom, New Paint, Vaulted Ceiling(s)
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Heating	Forced Air, Natural Gas
Fireplaces	Family Room, Living Room

Exterior

Lot Description	Meadow, Trees, Back Yard, Front Yard, Landscaped, Level, Native Plants, Views
Windows	Double Pane Windows
Construction	Frame, Stone

Additional Information

Date Listed	May 30th, 2025
HOA Fees	600
HOA Fees Freq.	Annually

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