

\$750,000 - 103 Eagle Ridge Dr Drive, Granby

MLS® #25-779

\$750,000

3 Bedroom, 3.00 Bathroom, 1,360 sqft
Twnhm/Dup/MultiFam on 0.03 Acres

GRAND ELK, Granby, CO

Modern Comfort Meets Mountain Charm in Granby's Grand Elk Community
Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom corner townhome nestled in the heart of Granby. Built in 2020, this thoughtfully designed residence combines modern finishes with cozy mountain ambiance—making it the perfect primary home, vacation retreat, or income-generating investment. It has incredibly low HOA's at \$350 a month, for Golf club, restaurant, pool and hot tub.

Step inside to discover a light-filled open floor plan with sleek contemporary touches and warm rustic accents. The main level features an inviting foyer with abundant natural light from the two bedrooms, storage for all your toys and more. A one car detached garage makes this the townhome for all seasons, 2 ski resorts and 3 lakes. Upstairs you'll find a stylish kitchen with solid surface countertops and stainless steel appliances, and a quaint dining area with a brand new table. Living area with a brand new couch nestled by the gas fireplace. You'll enter into spacious primary suite with its own private bath.

As a desirable end unit, this townhome offers additional windows, enhanced privacy, and sweeping views of the surrounding hillsides. Enjoy your morning coffee or evening unwind on the patio while soaking in the peaceful scenery.



Ideally located within a short distance to the Grand Elk Golf Course and Clubhouse, you'll have easy access to one of the region's premier golf experiences along with community amenities and seasonal dining. Whether you're hitting the greens or exploring all that Grand County has to offer skiing, hiking, biking, and more this home serves as the perfect basecamp.

This townhome also boasts a proven short-term rental history, offering potential for rental income when not in personal use.

Don't miss this opportunity to own a turn-key property in one of Granby's most sought-after communities.

Built in 2020

Essential Information

MLS® #	25-779
Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,360
Acres	0.03
Year Built	2020
Type	Twnhm/Dup/MultiFam
Sub-Type	Townhome/Duplex
Style	Multi-Level
Status	Active

Community Information

Address	103 Eagle Ridge Dr Drive
Area	Granby Area
Subdivision	GRAND ELK

City	Granby
County	Grand
State	CO
Zip Code	80446

Amenities

Parking	Garage Door Opener
# of Garages	1

Interior

Interior Features	Eat-in Kitchen, Fireplace, Master Bedroom
Heating	Natural Gas, Forced Air
Fireplaces	Living Room

Exterior

Construction	Frame
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School Information

Elementary	Granby
Middle	East Grand
High	Middle Park

Additional Information

Date Listed	June 11th, 2025
HOA Fees	350
HOA Fees Freq.	Monthly

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