

\$650,000 - 110 Evergreen Drive, Granby

MLS® #25-943

\$650,000

0 Bedroom, 0.00 Bathroom,
Land on 0.18 Acres

GRANBY RANCH, Granby, CO

Rare True Ski-In/Ski-Out Lot at Granby Ranch!

Direct slope access: The lot is nestled right on the main ski run—step out your door and clip into your skis. No shuttles, no walking—true slope-side convenience.

High elevation perch: Positioned mid-mountain for optimal views and first tracks in the morning.

Ski over the Home Again Ski Trail, offering exclusive ingress/egress for both skiers and snowboarders.

Expansive views: Sweeping panoramas of snow-dusted peaks, evergreen forests, and the valley below—ideal for floor-to-ceiling window architecture.

Sun exposure: Ideally south- or southwest-facing for maximum natural light and passive solar warmth during winter months.

Secluded, yet central: Surrounded by pristine wilderness, yet just minutes (via ski or snowcat-access road) to the resort village and après-ski amenities.

Generous lot size: Ample lot with open space to accommodate a legacy estate with luxury features like: heated driveway and walkways,



outdoor hot tub with slope views, multi-car garage for snowmobiles, gear, and vehicles, ski room with lockers, drying systems, and tuning station.

Architectural flexibility: Zoning supports modern mountain chalets, timber-frame lodges, or cutting-edge eco homes.

Fully serviced: Year-round road access, high-speed fiber internet, underground power, water, and sewer.

Resort benefits: Golf Course, River Access, 8350 Alpine Club, Nordic and Cross Country Ski Trails.

Part of a limited collection of true ski-in/ski-out lots. High investment potential due to its exclusivity, location, and demand for genuine slope-side living.

Essential Information

MLS® #	25-943
Price	\$650,000
Bathrooms	0.00
Acres	0.18
Type	Land
Sub-Type	Vacant Land/Acreage
Status	Active

Community Information

Address	110 Evergreen 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
View	Mountain(s)

Exterior

Lot Description	Trees
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School Information

Elementary	Granby
Middle	East Grand
High	Middle Park

Additional Information

Date Listed	June 28th, 2025
HOA Fees	295.16
HOA Fees Freq.	Monthly

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