

# \$1,099,000 - 859 County Road 413, Granby

MLS® #3015993 RE COLORADO Listing Office: Coldwell Banker Realty 28

**\$1,099,000**

3 Bedroom, 4.00 Bathroom, 2,776 sqft  
Residential on 4 Acres

Trail Creek Estates, Granby, CO

Nestled on 4 breathtaking acres, this beautifully rebuilt home offers the best views in Grand County. With 3 spacious bedrooms and 4 luxurious baths, this property combines comfort, elegance, and natural beauty. Located just steps from the National Forest, it offers unrivaled access to outdoor adventures.

Reconstructed in 2021, this home features all-new, high-end appliances, a wood-burning woodstove, and a state-of-the-art water filtration system to ensure pure, clean water throughout. The high-efficiency furnace keeps the home warm and energy-efficient all year round.

Enjoy the expansive 1,100+ square feet of Trex decking that provides ample space for outdoor dining, entertaining, or simply relaxing while soaking in the surrounding mountain views. A two-car garage provides additional storage space, while the vast acreage gives you privacy and limitless potential for your dream outdoor oasis.

Whether seeking a peaceful retreat or a year-round residence, this home offers the perfect blend of modern luxury, natural surroundings, and sustainable living.

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**Listing Courtesy of Coldwell Banker Realty  
28**

Built in 2021



## Essential Information

MLS® #	3015993
Price	\$1,099,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,776
Acres	4.20
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

## Community Information

Address	859 County Road 413
Subdivision	Trail Creek Estates
City	Granby
County	Grand
State	CO
Zip Code	80446

## Amenities

Utilities	Electricity Connected
Parking Spaces	2
Parking	Concrete, Dry Walled, Finished Garage, Heated Garage, Lighted, Oversized
# of Garages	2
View	Meadow, Mountain(s), Water

## Interior

Interior Features	Butcher Counters, Eat-in Kitchen, High Ceilings, High Speed Internet, Kitchen Island, Open Floorplan, Primary Suite, Smart Thermostat, Smoke Free, T&G Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Convection Oven, Cooktop, Dishwasher, Dryer, Gas Water Heater, Microwave, Oven, Range Hood, Refrigerator, Self Cleaning Oven, Washer
Heating	Forced Air, Wood Stove
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Free Standing, Wood Burning Stove
Stories	Two

## Exterior

Exterior Features	Private Yard
Lot Description	Borders National Forest, Fire Mitigation, Mountainous, Near Ski Area, Sloped
Windows	Double Pane Windows, Egress Windows, Window Treatments
Roof	Metal
Foundation	Concrete Perimeter

## School Information

District	East Grand 2
Elementary	Granby
Middle	East Grand
High	Middle Park

## Additional Information

Date Listed	April 15th, 2025
Zoning	AA1

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