

\$1,300,000 - 41 Cr-414, Granby

MLS® #3323057 Listing Office: HomeSmart Realty

\$1,300,000

3 Bedroom, 3.00 Bathroom, 2,876 sqft
Residential on 2 Acres

Trail Creek Estates 3rd Flg, Granby, CO

Elevated Mountain Living in Trail Creek Estates

Welcome to this beautifully crafted 3-bedroom, 3-bath mountain retreat on a spacious 1.71-acre corner lot in the heart of Grand County. Designed with intention, this refined cabin-style home features stunning locally sourced blue beetle kill pine throughout, blending rustic character with modern comfort. Custom metal railings add a sleek, artistic contrast to the warm wood interiors.

The open-concept main level is flooded with natural light from expansive windows, perfectly framing forest views and frequent wildlife visitors. Step out onto the spacious deck—ideal for year-round enjoyment beneath Colorado’s vast skies. From morning coffee to evening gatherings, this outdoor space is made for memory-making.

Downstairs, the finished walkout basement invites cozy evenings by the wood-burning stove or entertaining at the full wet bar, complete with a refrigerator and dishwasher.

A true standout, the 2,250 sq ft “Garage Mahal” is fully insulated, finished, and heated with radiant floors. Whether you need space for your RV, snowmobiles, trailers, or a dream workshop, this versatile structure is built to handle it all—bring all your toys and gear. Ample parking and storage make it the ultimate setup for outdoor enthusiasts.



Situated in coveted Trail Creek Estates, you're just minutes from Grand Lake, Lake Granby, and Rocky Mountain National Park. Enjoy direct access to National Forest, BLM land, and miles of OHV and hiking trails. With world-class skiing nearby at Winter Park and year-round recreation at your doorstep, adventure is always close. Moose, elk, and deer regularly wander through, creating a daily connection to the wild.

Whether you're seeking a peaceful primary residence or the ultimate mountain basecamp, this home offers the perfect blend of comfort, nature, and adventure.

RE COLORADO

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Built in 2009

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 3323057 |
| Price | \$1,300,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 1 |
| Square Footage | 2,876 |
| Acres | 1.71 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Mountain Contemporary |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 41 Cr-414 |
| Subdivision | Trail Creek Estates 3rd Flg |
| City | Granby |
| County | Grand |

| | |
|----------|-------|
| State | CO |
| Zip Code | 80446 |

Amenities

| | |
|----------------|--|
| Utilities | Cable Available, Electricity Connected, Internet Access (Wired), Natural Gas Connected, Phone Connected, Propane |
| Parking Spaces | 16 |
| Parking | Gravel, Dry Walled, Finished Garage, Floor Coating, Heated Garage, Insulated Garage, Oversized, Oversized Door |
| # of Garages | 8 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, High Ceilings, Open Floorplan, Walk-In Closet(s), Wet Bar |
| Appliances | Bar Fridge, Dishwasher, Gas Water Heater, Microwave, Refrigerator |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Wood Burning Stove |
| Stories | One |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit |
| Lot Description | Borders National Forest, Borders Public Land, Corner Lot, Fire Mitigation, Many Trees, Mountainous, Near Ski Area |
| Windows | Double Pane Windows, Window Coverings |
| Roof | Composition |
| Foundation | Concrete Perimeter |

School Information

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|------------|---------------|
| District | East Grand 2 |
| Elementary | Fraser Valley |
| Middle | East Grand |
| High | Middle Park |

Additional Information

| | |
|-------------|----------------|
| Date Listed | May 17th, 2025 |
| Zoning | AA1 |

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