

# \$1,275,000 - 7312 Barnes Court, Fort Collins

MLS® #IR1029748

Listing Office: West and Main Homes

**\$1,275,000**

5 Bedroom, 5.00 Bathroom, 4,226 sqft  
Residential on 0 Acres

Ptarmigan, Fort Collins, CO

This custom 5-bed, 5-bath home on the 3rd fairway in Ptarmigan offers peaceful living with plenty of room to relax, entertain, and enjoy Colorado living at its best. Tucked into a quiet Cul-de-sac, you'll enjoy privacy, expansive views, and the welcoming feel of one of Northern Colorado's most scenic golf communities. Inside, you'll find 4,561 total square feet (4,226 finished) with an open, light-filled layout designed for both comfort and connection. The chef's kitchen features cherry cabinets, Italian tile, and a Sub-Zero fridge-ideal for creating meals and memories. The main level includes a guest suite, formal living and dining rooms, and a 12x11 solarium, a sun-drenched space for reading, relaxing, or nurturing your favorite plants. Upstairs, the primary suite is a true retreat with a sitting room, two-way fireplace, and private deck. Wake up to mountain views, then wind down in your own personal hideaway. The finished walkout basement includes a spacious rec room with built-in bookcases, three additional bedrooms, and ample storage-giving everyone space to spread out. And the oversized 4-car garage isn't just for parking-it's a dream setup for hobbyists or anyone who needs extra space. Previously used as a woodworking shop, it's perfect for tools, storage, car projects, or creative pursuits.



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**Listing Courtesy of West and Main Homes**

Built in 1993

## Essential Information

MLS® #	IR1029748
Price	\$1,275,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,226
Acres	0.46
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address	7312 Barnes Court
Subdivision	Ptarmigan
City	Fort Collins
County	Larimer
State	CO
Zip Code	80528

## Amenities

Amenities	Clubhouse, Golf Course, Tennis Court(s)
Utilities	Cable Available, Electricity Available, Internet Access (Wired), Natural Gas Available
Parking Spaces	4
Parking	Oversized
# of Garages	4
View	Mountain(s)

## Interior

Interior Features	Five Piece Bath, Kitchen Island, Open Floorplan, Pantry, Radon Mitigation System, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Oven, Refrigerator, Trash Compactor, Washer
Heating	Forced Air
Cooling	Ceiling Fan(s), Central Air
Fireplace	Yes

Fireplaces	Gas Log, Living Room, Other, Primary Bedroom
Stories	Two

## Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, On Golf Course, Rolling Slope, Sprinklers In Front
Windows	Skylight(s), Window Coverings
Roof	Composition

## School Information

District	Poudre R-1
Elementary	Timnath
Middle	Preston
High	Fossil Ridge

## Additional Information

Date Listed	April 4th, 2025
Zoning	RES

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