

Granby Mountain Ski Home
314 Eagles Nest Court
Granby, CO 80446

\$1,999,000
0.31± Acres
Grand County



Granby Mountain Ski Home
Granby, CO / Grand County

SUMMARY

Address

314 Eagles Nest Court

City, State Zip

Granby, CO 80446

County

Grand County

Type

Residential Property

Latitude / Longitude

40.04868 / -105.890716

Dwelling Square Feet

3,542

Bedrooms / Bathrooms

4 / 4.5

Acreage

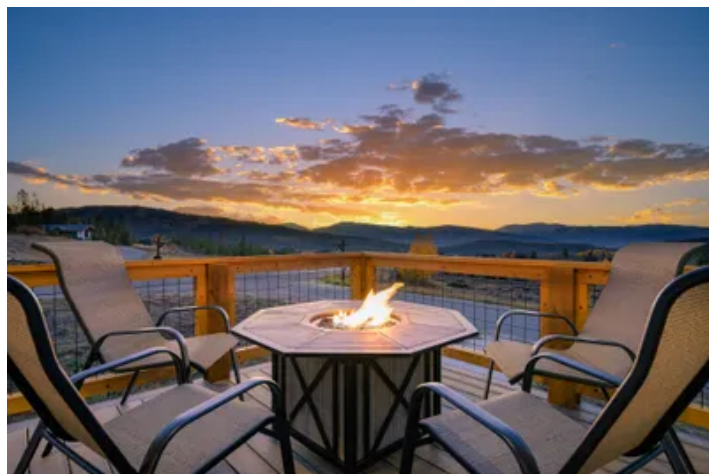
0.31

Price

\$1,999,000

Property Website

aspenranchrealestate.com



PROPERTY DESCRIPTION

Colorado Mountain Ski House in Granby Ranch For Sale

Picture the classic Colorado ski house: big views, a crackling fire, a deck full of friends after the lifts close, and trails right outside the door. That's 314 Eagles Nest Court. You get the lifestyle people chase in Breckenridge and Vail, in a quieter mountain community at a far more approachable price. Completed in 2024, this mountain-modern home sits in the heart of Granby Ranch on a 0.31-acre lot overlooking the valley, the ski runs, and open BLM land. It has 4 bedrooms, 4.5 bathrooms, and 3,542 finished square feet across three levels, plus a clean monoslope roofline that stands out in the neighborhood.

Ski Home to (Almost) Your Front Door

Most ski houses make you load the car at the end of the day. This one lets you ski home. The Home Run ski trail runs just uphill from the property. From there, an existing trail winds down across the community's common land and comes out on Lake Drive, just steps from the house. You can finish your last run of the day, click out at the bottom, and walk to your door. You'll be on the deck with a drink while everyone else is still waiting in the parking lot. Having a house that's basically ski-in-ski-out is very sought after and this one also has mountain biking right from the front door.

Mountain Biking Literally Out Your Front Door

When the snow melts, the same hillside becomes your summer playground. The trail that brings you home in winter turns into singletrack in summer. More mountain bike trails run along the west side of the property and connect into the wider Granby Ranch trail network across 5,000 acres. You can roll out of the garage and onto dirt in minutes, or head over to the Granby Ranch bike park for lift-served laps. Hikers and trail runners will love it too.

Decks Built for Apres-Ski and Summer Sunsets

A mountain house lives on its deck, and this one has a lot of it. More than 1,400 square feet of deck and balcony wrap around three sides of the home, so you can follow the sun from morning to evening or find shade in mid-summer. There's room for a long dining table, a grill station, lounge seating, and a hot tub, with plenty of rail space left to take in the view. In winter, watch night skiing on the slopes or alpenglow on the peaks. In summer, the deck becomes the biggest room in the house. It was engineered into the home's design from the start, not added later, so it ties cleanly into the architecture.

Inside: Soaring Ceilings, Big Windows, and Room for the Whole Crew

The main level centers on an open great room with soaring ceilings and expansive windows that bring the mountains indoors. Warm wood accents and a gas fireplace keep the room cozy after a cold day on the hill. The kitchen has stainless steel appliances and a layout made for feeding a crowd of hungry skiers. Upstairs, a loft and a finished upper level give you flexible space for a reading nook, a home office, or extra beds.

A Walkout Lower Level for Gear, Guests, and Game Nights

Every great ski house needs a place to drop the gear, and this lower level delivers. It's fully finished and walks straight out to grade, adding more than 1,000 square feet of living space with natural light and its own outdoor access. Use it as a boot room and gear hub, a private guest suite, a media room, or a game room for apres-ski. For owners considering short-term rental, a finished walkout level is a big draw for groups who want shared space without being on top of each other.

Built Smarter for the Mountains: Northstar Systembuilt Modular Construction

The home uses two building methods. The walkout lower level and foundation were built on site in Granby Ranch. The main and upper levels were built off site by Northstar Systembuilt, a family-owned modular builder that has completed many homes in Grand County and across Colorado's mountain communities. The finished modules were trucked to the property, craned into place, and joined together. Then the home was finished on site with quality materials, including wood siding, cultured stone accents, a metal roof, and warm interior wood details. Walking through it, you'd never guess how it was built.

Built indoors, away from the weather. In a mountain climate, this may be the biggest advantage of modular construction. A traditional site-built home can spend months exposed to snow, rain, and freeze-thaw cycles while it's being framed and dried in. This home's modules were built inside a climate-controlled plant, so the lumber stayed dry and the drywall went up in a controlled setting. Northstar seals each module before it leaves the factory to protect against moisture and warping, which means fewer hidden problems down the road.

MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

Engineered stronger than it has to be. Every module has to survive highway transport and a crane lift onto the foundation. That's why modular homes are built with extra structural strength beyond what a typical stick-built home requires. Northstar states that its homes exceed required building codes and that its quality control team inspects each one for structural integrity before it ships. The home was built to UBC standards, the same code framework that governs site-built construction.

Precision you can't get on a hillside. Factory construction uses consistent jigs, precise cuts, and supervised assembly. That produces tight tolerances and repeatable quality that an exposed job site at 8,000 feet simply can't match.

A one-of-a-kind design. This home was Northstar's first monoslope design with a built-on wraparound deck of this size. It stands apart in a community full of mountain architecture.

Full transparency. The sellers can provide building permits, architectural plans, and construction documentation to interested buyers.

The Breckenridge and Vail Lifestyle, Without the Price Tag

Granby Ranch gives you the same core experience as Colorado's big-name ski towns: skiing, golf, fly fishing, mountain biking, and mountain views. It skips the crowded parking garages, the traffic, and the premium price per square foot. The Granby Ranch base area is about [X] minutes from your door. Winter Park's bigger terrain is about 30 minutes away when you want to mix it up. The west entrance of Rocky Mountain National Park is about 35 minutes away, Lake Granby is close by, and Denver is about 90 minutes over Berthoud Pass.

Your Granby Ranch Membership: Ski, Golf, Fish, and Ride

Ownership includes membership in the Granby Ranch Conservancy, the community's master homeowners association. Its benefits make the whole ranch your backyard.

Ski benefits. Homeowners get discounts at the Granby Ranch ski area on lift tickets, equipment rentals and demos, ski and ride lessons, and retail.

Golf. Owners receive golf rounds each summer at the Granby Ranch championship course, plus practice range access. Additional rounds are available at member rates.

Gold Medal fishing. Owners can fish a private stretch of the Fraser River reserved for residents and their guests.

Ranch Hall. The community gathering place has a pool, hot tub, fitness center, and clubhouse for owners year-round.

Trails. Miles of multi-use trails cross 5,000 acres for hiking, mountain biking, Nordic skiing, and snowshoeing.

Dining and events. Homeowners get discounts at Granby Ranch restaurants and can join homeowner gatherings and community events throughout the year.

Road maintenance and snow removal. HOA dues cover main road maintenance and neighborhood snow removal, so a powder day never strands you.

A Mountain Ski House That Can Earn Its Keep

If you want the home to help pay for itself, the property is located within the Town of Granby, where short-term rentals are permitted with an annual Town permit. Granby Ranch also gives short-term rental guests access to the Ranch Hall pool, hot tub, and fitness center, subject to fees and rules. That's a real selling point for guests comparing vacation rentals. The home also has near ski-home access, trails at the door, 4 bedrooms, a finished walkout lower level, and big decks, which together put it in a strong position in the vacation rental market. Buyers should verify current Town of Granby STR requirements, HOA rules, and associated fees.

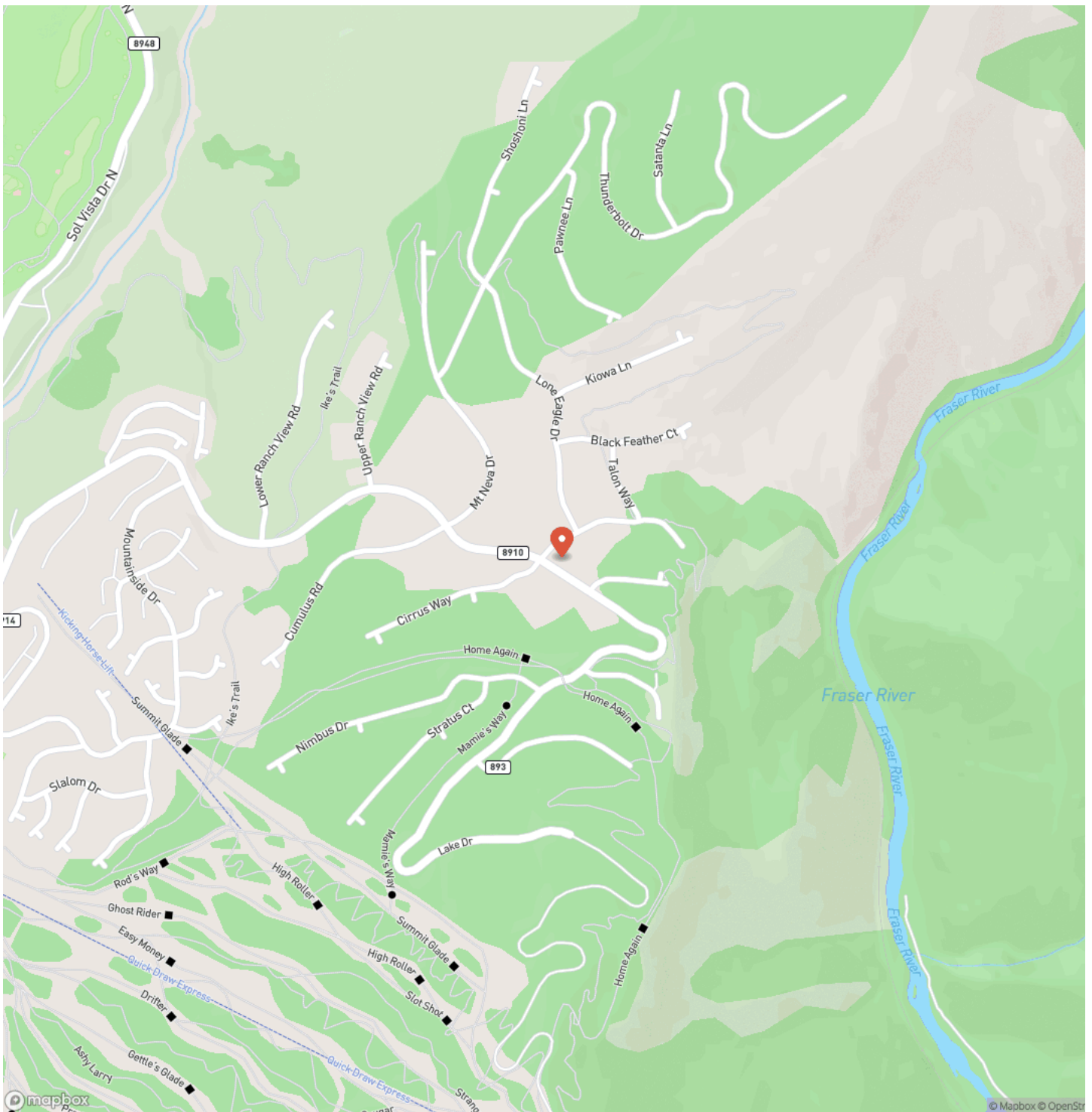
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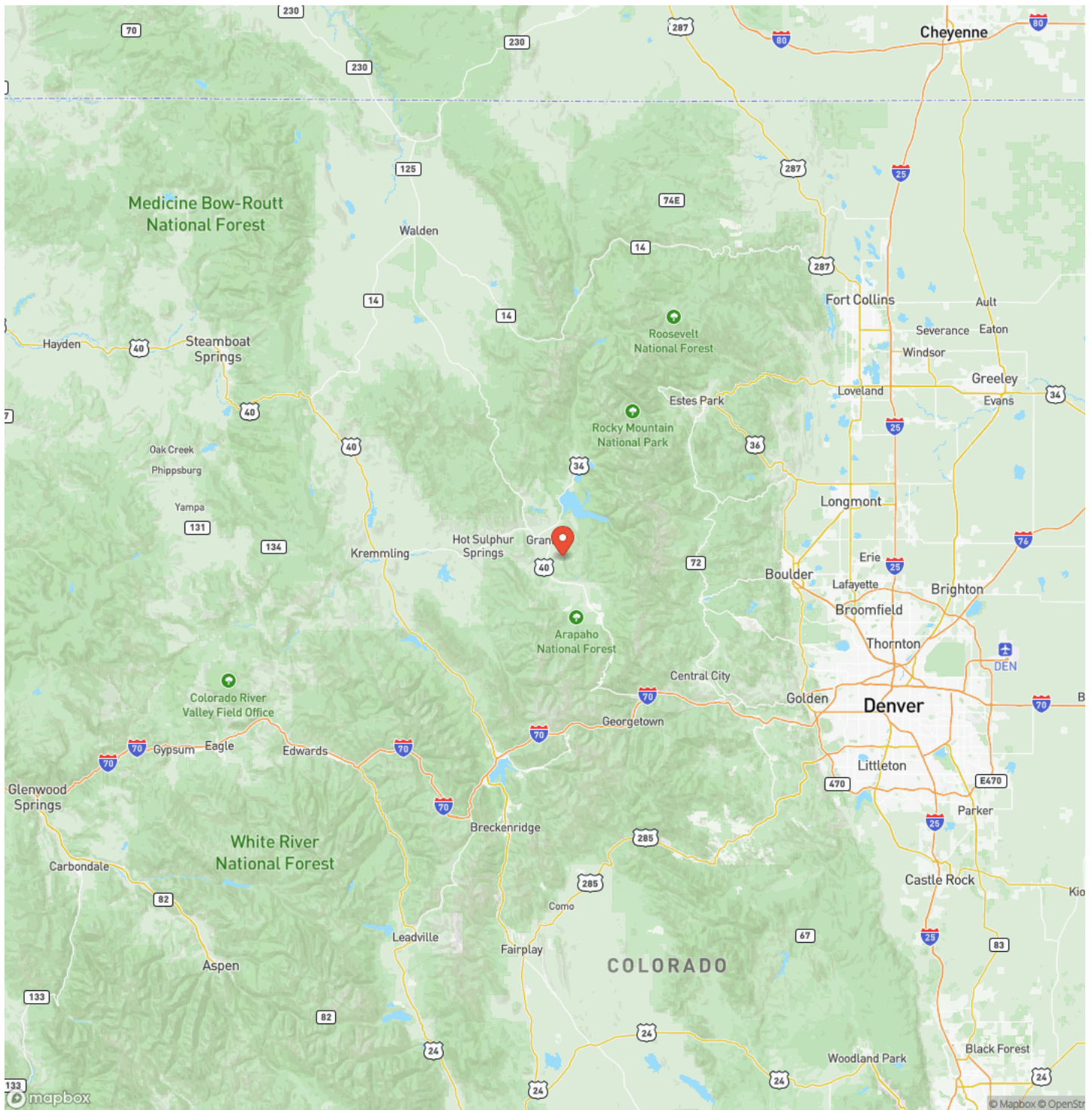
Locator Map



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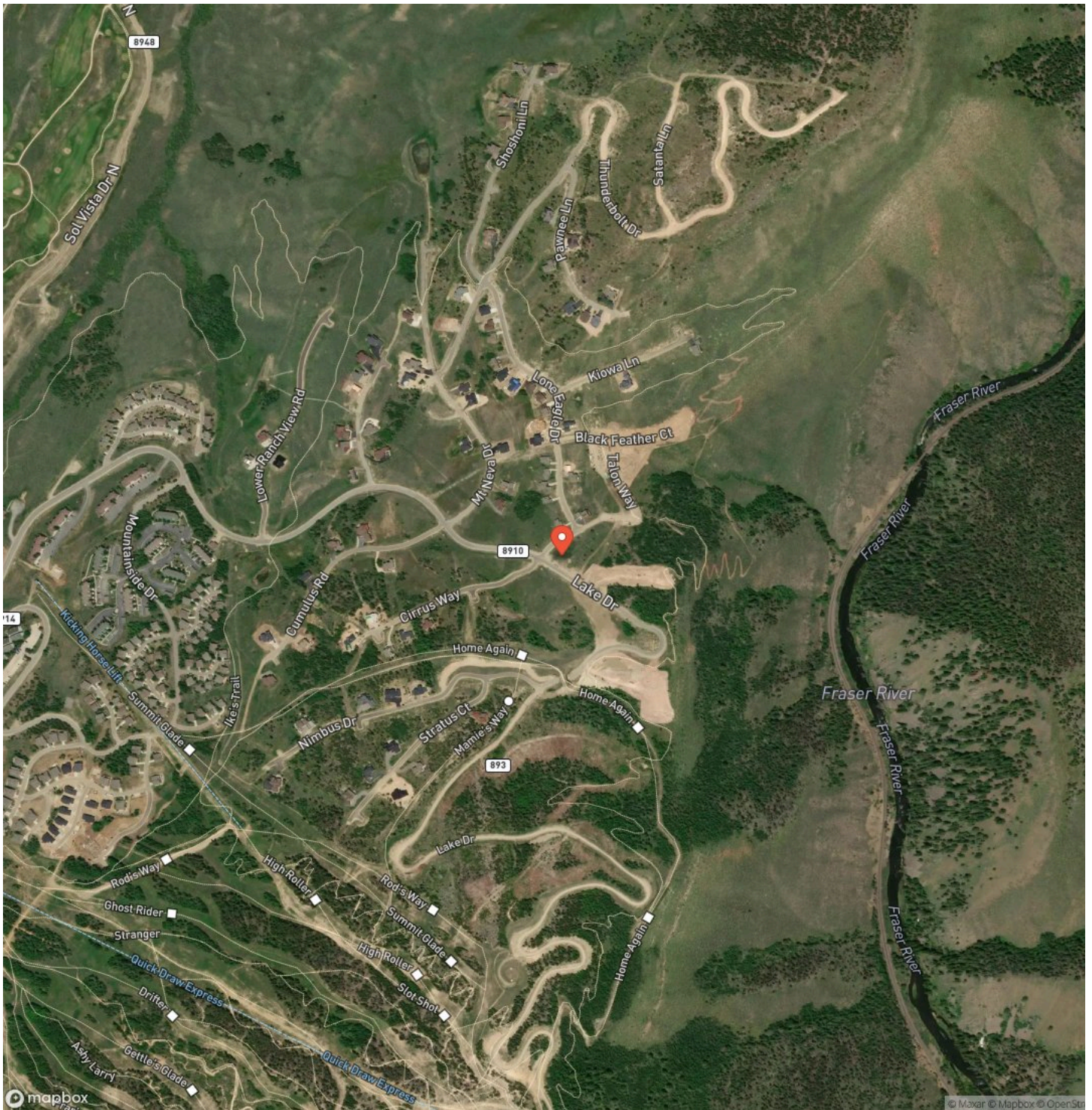
Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

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