



12417 BLUE GRANITE DRIVE
DENTON, TX 76207



\$1,169,000



3,138 sqft



2 beds



3 baths

DESCRIPTION

LUXURY 55+ LIFESTYLE on GREENBELT with HEATED LAP POOL! Rare opportunity to own a Bright, Open, Meticulously Maintained 1 Story, Over 3100 sq.ft.! This property defines resort-style living. Architectural standouts include 6-inch Base Trim, Rounded Corners, High Tray Ceilings w Crown Molding, and easy-to-maintain 12x24 Ceramic Flooring. Quality windows are guaranteed with Pella Windows throughout. Windows coverings include Plantation Shutters & Motorized Hunter Douglas Shades. Comfort and air quality are ensured by Zoned HVAC system, which includes an Electronic Air Filter on the primary bedroom side. Gourmet Kitchen is a chef's dream, boasting extensive Quartz Countertops, high-end Monogram Appliances, a 5-Burner Gas Cooktop, Vented Exhaust, Walk-in Pantry, and Butler's Pantry! The adjacent Dining area features a lovely Built-in Hutch w Stacked Stone. The Great Room is an entertainer's delight, featuring an Entertainment Ctr with Accent Lighting & Stacked Stone, and a Back Wall of Sliding Stackable Glass Doors, opening seamlessly to the backyard. The outdoor space is perfect for entertaining & relaxation, featuring an Outdoor Kitchen, including Grill with a 2-inch Designated Gas Line, Fridge and Extended Patio Fully Enclosed with Power Screens for year-round comfort. Spacious Primary Suite overlooks backyard and includes a luxurious Oversized Shower, Kohler Jetted Tub, Framed Mirrors & Custom Designed Closet. Private Mother-in-Law Suite is perfectly positioned on the opposite side of the house, offering guests a Separate Bedroom, Bath, and Private Living Area. Additional interior spaces include an Enlarged Den with Built-in Desk and Wall of Cabinets, and a 14-foot Utility Room with Row of Cabinets. Storage is maximized with the Extra Cabinetry in the hall near the garage, an Oversized Hall Closet, and the 3-Car Garage, Extended By 4 FEET, with an Electronic Lift accessing a Floored Attic. This home Truly has it all - Relax, Enjoy and Live Your Best Life!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21129255

YEAR BUILT: 2021

COUNTY: Denton

TRACT OR SUBDIVIION: Robson Ranch Unit 28-1

LIST DATE: 12/14/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,138

TOTAL BEDS: 2

FULL BATHS: 2

HALF BATHS: 1

ACRES: 0.2

LOT SIZE (SQFT): 8,712

INTERIOR FEATURES

KITCHEN:

- AirPurifier
- IrrigationEquipment

FLOOR COVERINGS:

- Carpet
- CeramicTile

APPLIANCES:

- SomeGasAppliances
- Dishwasher
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- VentedExhaustFan

WINDOWS:

- Shutters
- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)


EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Detached	PARKING: <ul style="list-style-type: none">● DoorMulti● DoorSingle● GarageFacesFront● Garage● GarageDoorOpener● Oversized	LOT DESCRIPTION: <ul style="list-style-type: none">● BacksToGreenbeltPark● Landscaped● NoBackyardGrass● Subdivision● SprinklerSystem● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● GasGrill● OutdoorKitchen● RainGutters	SIDING: <ul style="list-style-type: none">● Stucco
POOL TYPE: <ul style="list-style-type: none">● Fenced● Gunite● Heated● InGround● Lap● OutdoorPool● Pool● Private● Waterfall	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● WroughtIron

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● NaturalGas● Zoned	UTILITIES: <ul style="list-style-type: none">● ElectricityAvailable● NaturalGasAvailable● SewerAvailable● SeparateMeters● UndergroundUtilities● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● DecorativeDesignerLightingFixtures● GraniteCounters● HighSpeedInternet● InLawFloorplan● KitchenIsland● OpenFloorplan● Pantry● CableTv● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● GatedCommunity● SmokeDetectors
LISTED BY: Lori Spencer 	
PHONE: 214.616.1693	
COMMUNITY:	
BROKERED BY: Lori Spencer Realtors	
<ul style="list-style-type: none">● Gated	