

\$1,395,000 - 22 Peterson Drive, Alma

MLS® #S1062499

\$1,395,000

5 Bedroom, 5.00 Bathroom, 3,791 sqft

Residential on 1.33 Acres

PLACER VALLEY, Alma, CO

Wake up to panoramic mountain views and sip coffee on your private balcony as moose wander through the trees. Set on 1.33 secluded acres, this pristine custom retreat combines mountain charm with modern luxury, uniquely designed for entertaining and comfortable living. The home is filled with natural light, built with energy-efficient 2x6 wall construction, double-pane windows, and bamboo flooring with radiant heat. The custom kitchen is a centerpiece with honed granite countertops, gas stove, Advantium oven, wet and dry bars, built-in window seats, and room for a large dining table. The adjoining family room features vaulted ceilings, a gas fireplace, and access to the 18'x16' south-facing deck with composite decking and custom wire railings for unobstructed views. Upstairs, the primary suite includes a dual-sided fireplace, hydrotherapy tub, and spa-like bath. Two additional bedrooms, a full bath, laundry, and a balcony with hot tub complete the level. The private guest apartment/suite with full kitchen, laundry room, and covered patio perfect for visiting family or generating rental income with the septic system permitted for 5 bedrooms. Projected STR income of \$120K/year makes this not just a dream home, but a smart investment. The oversized heated 2-car garage includes a pet wash and direct entry into the mudroom, while extensive outdoor parking provides room for all your mountain toys. Natural gas service means no propane hassle. Exterior upgrades



include full paint in Aug 2023 with Sherwin Williams™ 25-year Emerald line and fresh wood trim stain in July 2025. The wide-open backyard is ideal for gatherings with stunning views, wildlife sightings, and a large fire pit. With 5 bedrooms, 4.5 bathrooms, 2 kitchens, 2 laundry rooms, 2 fireplaces, an office, and a study/flex room, this home offers unmatched versatility. Just 25 minutes to Breckenridge - ski in the morning, soak in your private hot tub by evening. Nothing left to do but move in and enjoy!

Built in 2007

Essential Information

MLS® #	S1062499
Price	\$1,395,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,791
Acres	1.33
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	22 Peterson Drive
Area	Park County
Subdivision	PLACER VALLEY
City	Alma
County	Park
State	CO
Zip Code	80420

Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available, Cable
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	Available, Septic Available
Parking	Additional Parking, Attached, Basement, Garage, Parking Pad
# of Garages	2
View	Mountain(s), Valley, Trees/Woods

Interior

Interior	Concrete, Tile, Wood
Interior Features	Wet Bar, Built-in Features, Ceiling Fan(s), Fireplace, Granite Counters, In-Law Floorplan, Primary Suite, Vaulted Ceiling(s), Walk-In Closet(s), Utility Room
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Wine Cooler, Warming Drawer, Water Purifier, Some Electric Appliances, Dryer, Washer
Heating	Central, Hot Water, Radiant
Fireplace	Yes
Fireplaces	Gas
Has Basement	Yes
Basement	Finished

Exterior

Exterior	Metal Frame
Lot Description	See Remarks
Roof	Asphalt, Metal
Construction	Metal Frame
Foundation	Poured

Additional Information

Date Listed	September 18th, 2025
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Listing Details

Listing Office	Redfin Corporation
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