



ALPINE LAKES RANCH RETREAT

1149 CATTLE TRAIL PLACE, PAGOSA SPRINGS, COLORADO



35.54 Private Acres
Borders National Forest
4,276 SF Home

The Property

Nestled on 35 pristine acres in Alpine Lakes Ranch near Pagosa Springs, Colorado is a rare luxury mountain ranch offering the ultimate blend of refined living, equestrian excellence, and direct access to the Colorado wilderness. Bordering the San Juan National Forest with a private gated entrance, this extraordinary estate delivers an unmatched lifestyle where horseback riding, hiking, snowmobiling, and year-round outdoor adventure begin directly from your backyard. The fully furnished residence was completely reimaged in 2025 and offers more than 4,247 square feet of mountain-modern living with panoramic mountain views framed by expansive windows and soaring 9-17-foot ceilings. The remodel blends luxury and functionality with a dramatic stone fireplace, tongue-and-groove ceilings, travertine and luxury flooring, designer lighting, and high-end finishes throughout. The chef's kitchen features custom cabinetry, Taj Mahal Quartzite Cristallo countertops, Wolf gas Cooktop, Thermador Oven, and a secondary refrigerator near the walk-in pantry, while the bathrooms showcase Carrara marble, brass accents, Toto smart toilets, and spa-inspired showers. Designed for both comfort and convenience, the home also includes dual laundry

areas, a gym or office flex space, abundant storage, radiant in-floor heat with 12 zones, GeoThermal heating, Navien boilers for instant hot water, and a heated oversized three-car garage with workshop space and a dog wash station. The land is equally impressive and thoughtfully designed for the equestrian lifestyle. Eight irrigated acres with valuable water rights, lush pastures, frontage on Spence Creek, and a riding arena create a turnkey horse property. The newly constructed four-stall barn features frost-free automatic waterers, a tack room, loft storage, dedicated electric service, and Priefert Ponderosa fencing throughout. Additional recreational features include a private shooting range and a small ski hill with rope tow for winter fun. Ride directly into the National Forest from your private gate, spend the day training in the arena, or simply enjoy the privacy and mountain setting that make this property so unique. Alpine Lakes Ranch owners enjoy large acreage parcels, maintained roads, central water service, and one of Pagosa Springs' premier ranch communities. Offered fully furnished and completely turnkey, this is a rare opportunity to own a luxury ranch property with direct National Forest access and exceptional horse facilities in the heart of Southwest Colorado.



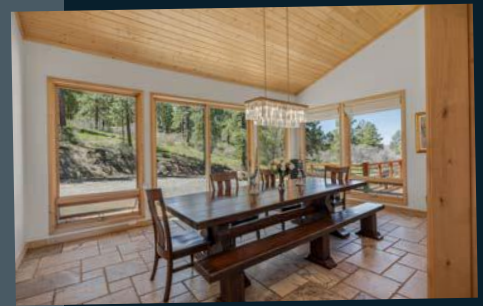
Snapshot

PROPERTY SNAPSHOT



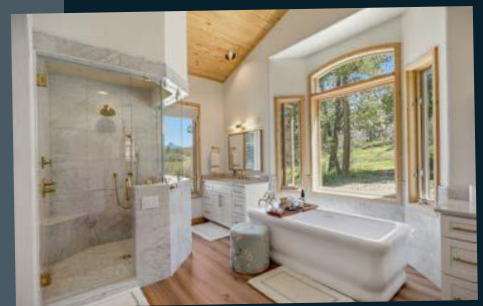
GENERAL INFORMATION

- ~ 35.54 Acres
- ~ 4,247 SF Home (4 BR/4BA)
- ~ Private Nat'l Forest Access
- ~ Turn-Key and Fully Furnished
- ~ Chef's Kitchen
- ~ Double Sided Stone Fireplace
- ~ In-Floor Radiant Heat
- ~ Oversized 3-Car Garage/Shop
- ~ New 4-Stall Barn
- ~ Riding Arena
- ~ Water Rights, Irrigation
- ~ Spence Creek Frontage
- ~ Private Shooting Range
- ~ Small Ski Hill w/Rope Tow



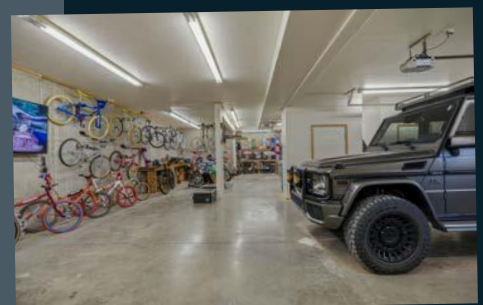
INFRASTRUCTURE

- ~ Community Well
- ~ Propane/Tank Owned
- ~ Internet



TAXES/ZONING/SUBDIVISION

- ~ \$6851.52 (2025)
- ~ Zoned Residential
- ~ Alpine Lakes Ranch



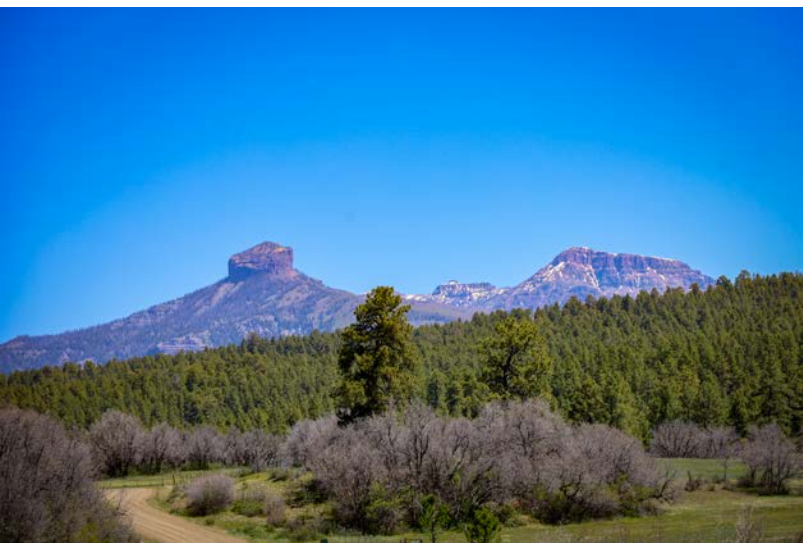
PLEASE NOTE THAT CURRENT YEAR TAXES MAY DIFFER FROM PRIOR YEAR. BUYERS ARE ADVISED TO REFER TO COUNTY RECORDS FOR ADDITIONAL INFORMATION.



Video Tour

Click Image Above To View Video

View A Video Tour Of This
Beautiful Property.

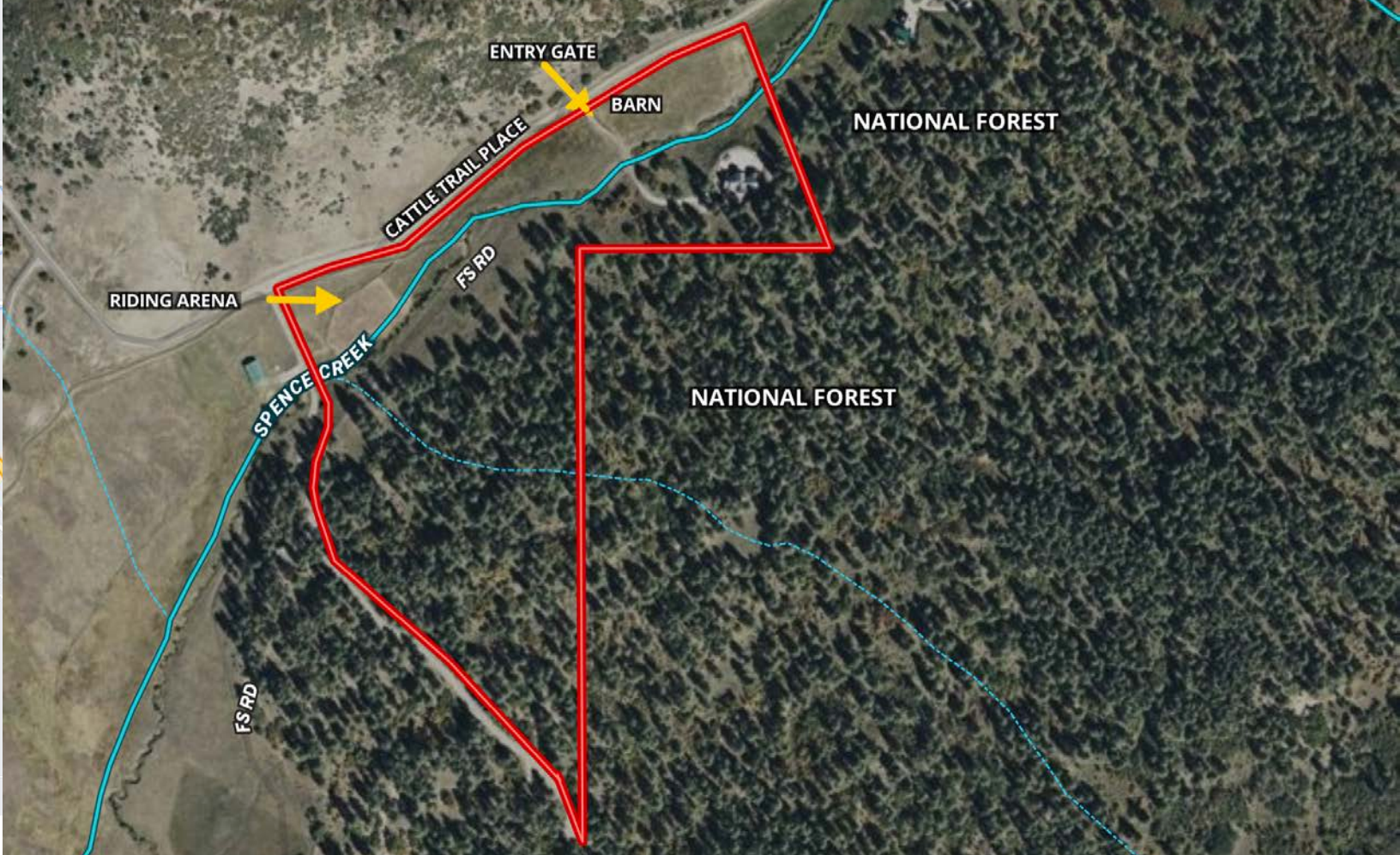




Aerial Tour

Click Image Above To View Video

Take An Aerial Tour Of This
Beautiful Property.



The Location



[Click To View
Interactive Map](#)

WHERE IS PAGOSA SPRINGS, CO?

FLYING TO PAGOSA SPRINGS

Commercial air service is available at La Plata County Airport in Durango with direct flights to Denver, Phoenix and seasonally to Dallas. Private air service is available in Pagosa Springs at Stevens Field.

DRIVING TO PAGOSA SPRINGS

Albuquerque	214 Miles
Santa Fe	152 Miles
Denver	277 Miles
Durango	60 Miles



Stevens Field in Pagosa Springs offers an 8,100 foot runway for private aircraft, while Durango offers commercial air service an hour away.

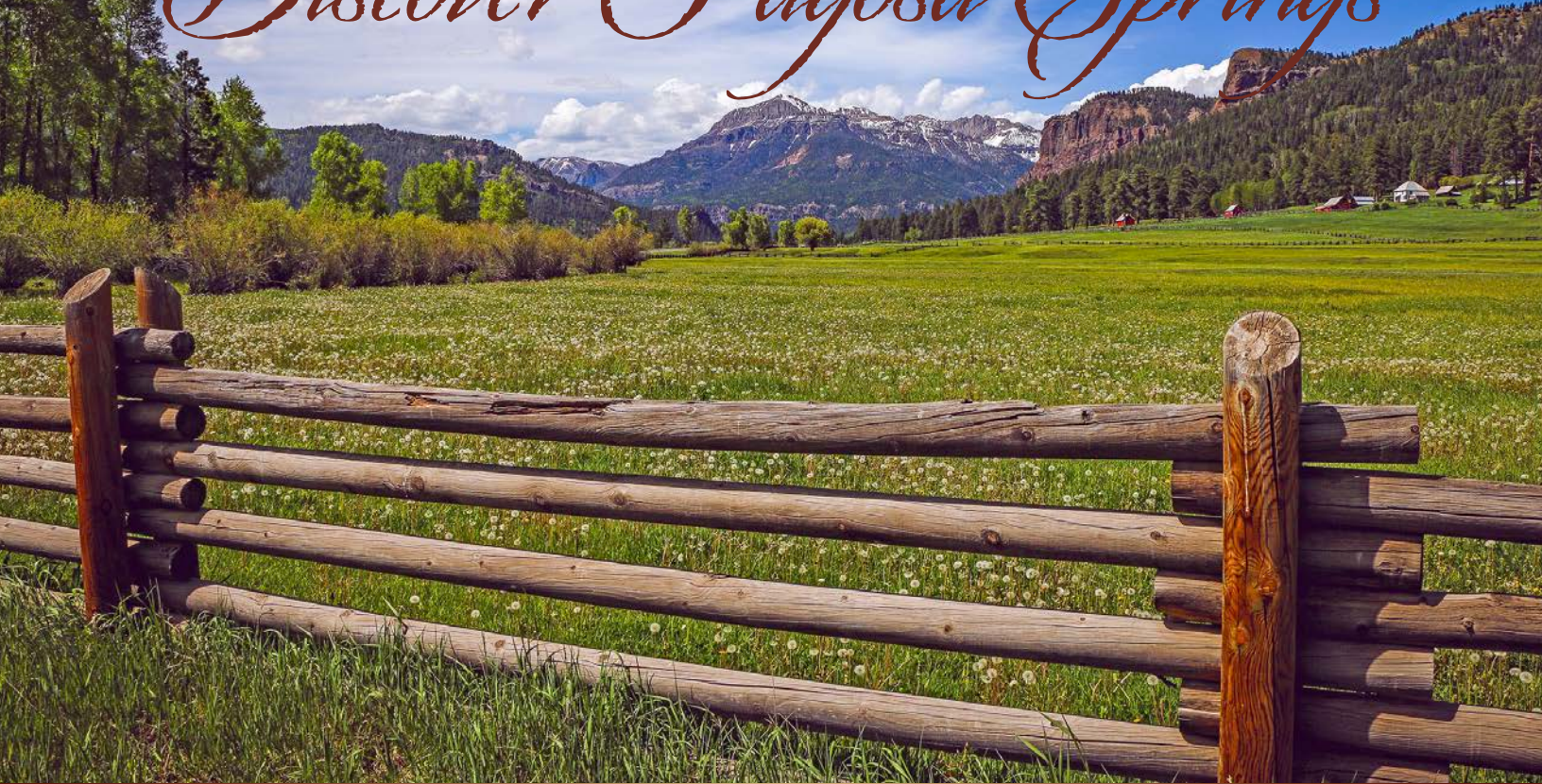


The Lifestyle

With millions of acres of National Forest and wilderness land surrounding this beautiful area, year-round recreational opportunities abound in and around Pagosa Springs. From soaking in the world famous Hot Springs and mountain biking, hiking and fishing in the many lakes and rivers, to skiing at Wolf Creek Ski Area, snowmobiling and hunting, this beautiful corner of the world will take your breath away.



Discover Pagosa Springs



SCAN TO VIEW
PROPERTY WEBSITE



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Information presented here is intended to be accurate but is not guaranteed and should be verified with an independent party prior to purchase.