

\$1,595,000 - 88 Marmot Lane, Great Falls

MLS® #30022508

\$1,595,000

3 Bedroom, 4.00 Bathroom, 4,280 sqft

Residential on 60.00 Acres

N/A, Great Falls, MT

60 ACRES, END OF THE ROAD PRIVACY!
THE REAL MONTANA VIEWSHED
OVERLOOKING THE MISSOURI RIVER
VALLEY & OUT TO THE ROCKY MOUNTAIN
FRONT: IT'S AS IF CHARLIE RUSSELL
IS HANDING YOU A FRESH NEW PAINTING
EVERYTIME YOU LOOK OUT YOUR FRONT
WINDOW! NO NEIGHBORS OR LIGHT
POLLUTION HERE, JUST A MILLION STARS
IN THE SKY AND COMPLETE PRIVACY,
JUST LOOK AROUND! ENJOY THE
HANDSOME AND HIGH-QUALITY POST
AND BEAM ARCHITECTURE WITH A
COMFORTABLE & OPEN LIVING CONCEPT.
HIGH END AMENITIES THROUGHOUT: GAS
APPLIANCE, ROSEWOOD & SLATE
COUNTERTOPS, MEDIA ROOM, SUN
ROOM, LIBRARY, NEW DECK, NEW SAUNA,
COZY GUEST APARTMENT OVER
GARAGE, HORSE SHEDS, HAY SHEDS,
NEWER HEATED SHOP (WITH BATHROOM)
AND COMPRESSOR SYSTEM, ADJACENT
RV STORAGE W/HOOKUPS AND ATV
GARAGE. HANDY LOCATION CLOSE TO
TOWN; QUIET, PEACEFUL, AND
UNOBSCURED VIEWS ALL DAY & NIGHT.
TRULY A UNIQUE SETTING BUT
YOU'LL WANT TO SEE IT FOR
YOURSELF TO EXPERIENCE &
APPRECIATE. EVERYONE VALUES THEIR
PRIVACY & PEACE OF MIND, HERE IS
YOURS IN MONTANA! 1248 SQ.FT HEATED
SHOP - HAS RV DUMP & 50AMP HOOKUPS,
PLUS ATV GARAGE WITH TWO 12' DOORS



FOR ATV AND EQUIPMENT STORAGE.
14x40 SHED GARAGE. 320 SQ.FT
HAY/GARAGE WITH DOOR. SUNROOM OFF
LIVING ROOM IS SUPERB PLACE FOR
MORNING COFFEE AND PLANTS.
IRRIGATED HAY FIELD (APPROXIMATELY
10 ACRES) COMES WITH WATER
CANNON. IF YOU'RE NOT ESPECIALLY
FOND OF LOOKING OVER AT YOUR
("MULTIPLE") NEIGHORS' HOMES DOTTED
ACROSS THE LANDSCAPE, (ESPECIALLY
AT NIGHTTIME), THEN YOU WILL
APPRECIATE THIS SETTING; VISIT THIS
SITE AND EXPERIENCE THE DIFFERENCE!

Built in 2008

Essential Information

MLS® #	30022508
Price	\$1,595,000
Bedrooms	3
Bathrooms	4.00
Full Baths	1
Half Baths	1
Square Footage	4,280
Acres	60.00
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	Log Home, Multi-Level, Other, Tri-Level
Status	Active Under Contract

Community Information

Address	88 Marmot Lane
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59404

Amenities

Utilities	Electricity Connected, High Speed Internet Available, Propane
Features	Gated
Parking	Additional Parking, Garage, Garage Door Opener, Gated, Heated Garage, RV Access/Parking
# of Garages	2
Garages	Detached
View	Mountain(s), Creek/Stream

Interior

Interior Features	Fireplace, Main Level Primary, Sauna, Home Theater, Vaulted Ceiling(s), Wired for Data, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Microwave, Range, Refrigerator, Water Softener
Heating	Forced Air, Gas, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Stories	One and One Half
Has Basement	Yes
Basement	Daylight, Full, Finished, Walk-Out Access

Exterior

Exterior Features	Fire Pit, Hot Tub/Spa, RV Hookup, Storage, Propane Tank - Leased
Roof	Composition, Metal
Construction	Wood Siding
Foundation	Poured

Additional Information

Date Listed	April 5th, 2024
Days on Market	507
Zoning	Residential