

\$995,000 - 2115 Colorado Gulch Drive, Helena

MLS® #30031259

\$995,000

3 Bedroom, 5.00 Bathroom, 3,660 sqft

Residential on 5.90 Acres

N/A, Helena, MT

A Masterful Fusion of Rustic Charm and Modern Luxury. Welcome to 2115 Colorado Gulch, a stunning mountain retreat set on 5.9 wooded acres, just 15 minutes from historic downtown Helena. Originally built in 1974 and significantly expanded in 2012, this exceptional home seamlessly blends rustic charm with modern luxury, showcasing meticulous craftsmanship and thoughtfully selected finishes. The heart of this home features a gourmet kitchen, dining area, two inviting living rooms, & three fireplaces. A standout office boasts a striking multi-vaulted glass tile ceiling. Chris Yahvah's™ custom cabinetry, crafted from Lyptus and mahogany, enhances the kitchen, pantry, baths, primary suite, and fireplace mantles. The kitchen itself is a culinary delight with soapstone countertops, glass tile backsplash, GE Monogram hood, Jenn Air refrigerator, double ovens, and 5-burner cooktop. The pantry includes a full sink and double-action door. The heated soapstone peninsula provides warmth, elegance, & a great conversation piece! On the upper level, massive antique oak doors open into the luxurious primary suite, featuring a walk-in closet, full laundry, and two private half-baths connected by a spa-like custom tile shower room. Enjoy private outdoor space with a covered deck, ready for a hot tub with 60-A service, surrounded by serene mountain views and whispering pines. A cozy guest bedroom on this level, with rustic tongue-and-groove



finishes, includes its own private bath. The lower level offers a spacious, insulated tuck-under double garage, a large mechanical/storage room, and a family room with a new soapstone wood-burning stove. A non-conforming bedroom/bonus room (sans window) and a 3/4 bath complete this level.

Efficiency and Comfort: Equipped with a Westinghouse high-efficiency propane boiler, this home provides hot water heat with individual thermostatic controls for each radiant panel. The integrated domestic water heater ensures a consistent and efficient supply. With R-38 insulation in the attic and between interior floors, and R-21 insulation in all interior walls, the home delivers excellent thermal and sound performance. An elevator shaft, included in the 2012 expansion, currently serves as closets on each floor but is ready for future use. A 9-camera Swann video surveillance system adds security and peace of mind. The detached 2-story outbuilding features an oversized single garage with a 10' door, and an unfinished upper-level office/studio/workshop. It includes 60-A service and additional conduit for future expansion. The property is highlighted by a remarkable boulder retaining wall along the entire driveway, installed in 2023 by Helena Hardscapes. The exterior features Hardie Shake and 26-gauge steel siding, complemented by a standing seam steel roof and new gutters. Fire mitigation efforts include extensive tree clearing, creating a defensible space for added safety and aesthetics. 2115 Colorado Gulch offers an unparalleled blend of luxury, comfort, and practicality amidst a breathtaking natural backdrop. This exceptional property is a rare opportunity to experience mountain living at its finest.

Built in 1974

Essential Information

MLS® #	30031259
Price	\$995,000
Bedrooms	3
Bathrooms	5.00
Full Baths	1
Half Baths	1
Square Footage	3,660
Acres	5.90
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Active

Community Information

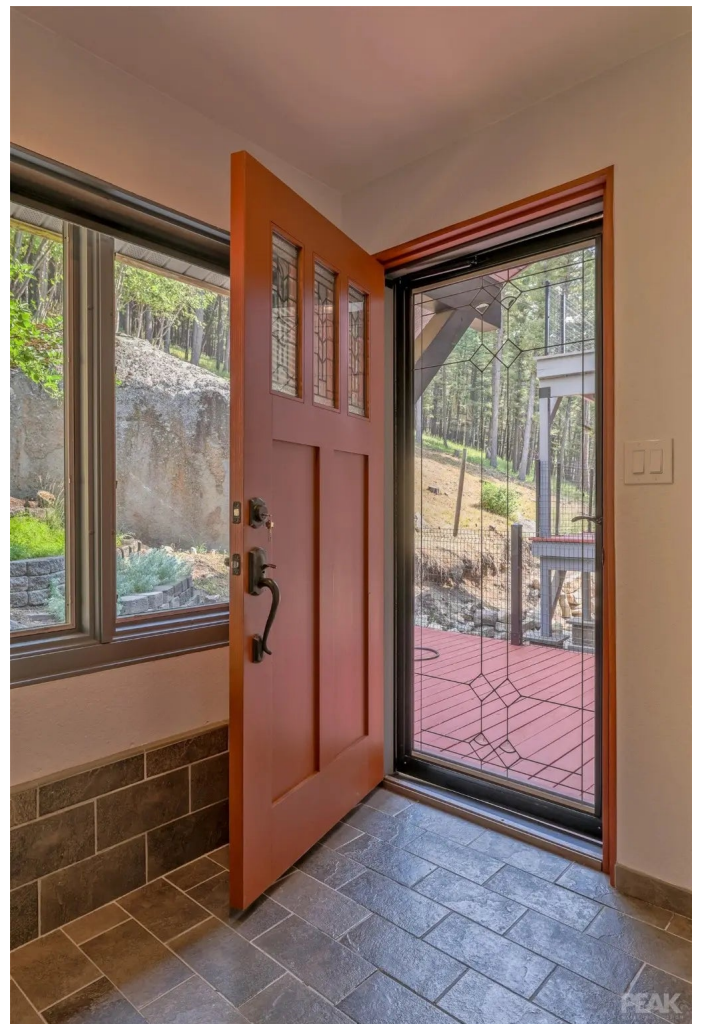
Address	2115 Colorado Gulch Drive
Subdivision	N/A
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59601

Amenities

Utilities	Electricity Connected, High Speed Internet Available, Propane, Underground Utilities
Parking	Garage, Garage Door Opener
# of Garages	3
Garages	Attached
View	Mountain(s), Trees/Woods

Interior

Interior Features	Fireplace, Vaulted Ceiling(s), Wired for Data, Walk-In Closet(s), Central Vacuum
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Water Softener, Washer
Heating	Hot Water, Propane, Radiant
Fireplace	Yes
# of Fireplaces	3
Stories	Three Or More



Has Basement	Yes
Basement	Finished, Partial, Walk-Out Access

Exterior

Exterior Features	See Remarks, Propane Tank - Leased
Roof	Metal
Construction	Cement Siding, Metal Siding
Foundation	Poured

Additional Information

Date Listed	July 28th, 2024
Days on Market	445