

\$3,200,000 - 4220 Sunset Ridge Drive, Helena

MLS® #30036087

\$3,200,000

4 Bedroom, 7.00 Bathroom, 6,958 sqft

Residential on 10.01 Acres

N/A, Helena, MT

Expansive Canyon Ferry Estate! Imagine arriving at your 10-acre dream property, where an automatic metal gate opens to reveal a stunning 6,958-square-foot home with breathtaking views of Canyon Ferry Lake. The grand timber-frame entry is flanked by five spacious garage spaces. The paved driveway leads to a barn with a wash rack and fenced pastures, while each stall has an automatic waterer. If you're returning from fishing at Canyon Ferry Lake, just 1.5 miles away, or a camping or hunting trip, you can store your RV in the heated 36x36 shop. Relax on the patio and enjoy the panoramic views. Inside, the open floor plan includes large windows, en-suite bedrooms, a home theater, and a gourmet kitchen with travertine floors, Italian granite, and Viking appliances. This property is the ultimate retreat for hunters, fishermen, equestrians, and outdoor enthusiasts. Property Overview:

10-Acre Estate with breathtaking views of Canyon Ferry Lake 1.6 miles away & Forest Service .22 miles away --- Home Features:

- 6,958-square-foot home with grand timber-frame entry

- Open floor plan with large windows

- Four bedrooms, each with en suite, walk-in closets, and walk-in showers

- Seven bathrooms: Four full and three half baths

- Custom textured solid doors with solid brass hardware

- Travertine floors and showers



â€¢ Gourmet kitchen

â€¢ 48-inch Viking stove with two ovens

â€¢ Vented hood for range

â€¢ 48-inch Subzero column
refrigerator/freezer

â€¢ Viking dishwasher and Viking microwave

â€¢ Esmeralda granite from Italy in the kitchen

â€¢ Theater room with a 220-inch theater
system with a Panasonic projector and Klipsch
Reference Gold speakers

â€¢ Game room with surround sound system,
four chair card table, and pool table

â€¢ Central vacuum system

â€¢ Water softener with RO water system

â€¢ Oversized attached heated 5 car garage

â€¢ New roof with lifetime warranty ---

Barn & Livestock Setup:

â€¢ 36x36 barn

â€¢ 4 stalls

â€¢ 1 tack room

â€¢ 1 Feed storage area

â€¢ 4 heated automatic watering systems

â€¢ Rubber mats in stalls

â€¢ Cement floors with drains in each stall and
in the breezeway

â€¢ Wash rack

â€¢ Fenced pastures for livestock ---

Shop:

â€¢ 36x36 shop

â€¢ 16-foot walls

â€¢ 14-foot clearance roll-up doors

â€¢ Side mount garage door openers

â€¢ Extra thick slab for a two-post auto lift

â€¢ Custom stainless steel tool cabinets

â€¢ 110/220V receptacles on all walls and
ceiling Heating & Air Conditioning:

â€¢ Hot water recirculation system

â€¢ Six gas fireplaces with remotes

â€¢ Radiant tube heating in shop

â€¢ Three HVAC systems with three AC units

â€¢ Ceiling fans in each bedroom and
throughout the home

â€¢ Three 50-gallon water heaters Outdoor

Features:

- â€¢ Paved driveway
- â€¢ Fully landscaped yard with underground sprinklers and timer control box
- â€¢ Custom stamped patio with panoramic views of the surrounding area
- â€¢ Fenced small garden area
- â€¢ Apple trees and raspberry plants
- â€¢ Well with 20 gallons per minute
- â€¢ Fenced pasture ---

Security & Tech:

- â€¢ Keekoon Security system with six cameras
- â€¢ Custom entry gate system with linear opener and keypad system for communication
- â€¢ Backup generator with switch box
- â€¢ Internet â€” Provided by Montana Internet

Additional Personal Property to Convey at Closing Per Bill of Sale:

- â€¢ Husqvarna 48-inch ride-on mower
- â€¢ Polaris ATV with herbicide sprayer attachment
- â€¢ 700 Kimco UTV, Hunters Edition with EPS steering and dump bed

Built in 2004

Essential Information

MLS® #	30036087
Price	\$3,200,000
Bedrooms	4
Bathrooms	7.00
Full Baths	4
Half Baths	3
Square Footage	6,958
Acres	10.01
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	4220 Sunset Ridge Drive
Subdivision	N/A
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59602

Amenities

Amenities	Snow Removal
Utilities	Electricity Connected, Underground Utilities
Features	Fishing, Lake
Parking	Additional Parking, Boat, Circular Driveway, Electric Gate, Garage, Garage Door Opener, Gated, Heated Garage, RV Access/Parking
# of Garages	5
Garages	Attached
View	Lake, Meadow, Mountain(s), Valley, Trees/Woods

Interior

Interior Features	Central Vacuum
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Water Softener, Water Purifier, Washer
Heating	Forced Air, Gas, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	7
Stories	Two
Basement	None

Exterior

Roof	Composition
Foundation	Poured

Additional Information

Date Listed	November 10th, 2024
Days on Market	233
HOA Fees	600
HOA Fees Freq.	Annually