

\$1,100,000 - 6308 Hillview Way, Missoula

MLS® #30036088

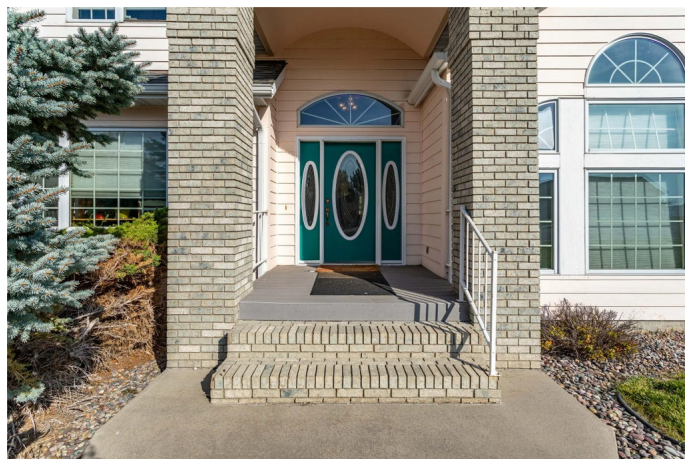
\$1,100,000

5 Bedroom, 4.00 Bathroom, 4,630 sqft

Residential on 0.38 Acres

N/A, Missoula, MT

Set on a generous 0.38-acre lot, this spacious 4,630 sq. ft. home features a well-designed layout in a peaceful location near the end of a quiet street, with nearby access to trails. Surrounded by mature, well-manicured landscaping, this home offers stunning views of the south hills to the southeast and pastoral views of the Rimmel and Line Ranch, both of which have conservation easements which do not allow future residential development. Additionally, the HOA maintains a three-plus acre park just one street over, offering convenient access to outdoor space. Extensive recent updates make this home move-in ready. All three levels include a central vacuum system for convenience. In 2023, gorgeous hardwood flooring was installed throughout most of the home, including the living rooms, dining room, bedrooms, and the lower level. Additional upgrades include new lighting in the lower level kitchen and a new roof with 40-year shingles and a new gutter system installed in 2022. Other improvements over the years include a new garden shed, refreshed upper-level bathroom with new tile and shower enclosure, and Trex decking added to the front porch. The second level is a thoughtfully-designed area, featuring a large primary suite with a walk-in closet, tiled shower, and a sitting room/den. The main level offers two more bedrooms, each with ample closet space, as well as a steam shower in the bathroom. Multiple living spaces, including



formal living and dining rooms, are ideal for gatherings, while the kitchen is equipped with a full suite of appliances, a breakfast area with a window seat, and a view of the rear deck. The ground floor level provides a private, flexible space with two bedrooms, two bathrooms, a large common area, and a fully functional kitchen and laundry area—perfect for multi-generational living or guest accommodation. A spacious three-car garage includes a shop area with 200 amp service outlets and a second-story storage area, while the fenced backyard features a hot tub and covered deck, overlooking beautiful views. The underground sprinkler system simplifies the lawn care and ensures the landscaping in both the front and back yards stays beautiful and well-maintained with minimal effort. This beautifully updated home is truly turnkey, offering modern amenities and recent renovations throughout. Located in a sought-after Missoula location, it combines comfort, convenience, and style, making it ready for you to move in and enjoy from day one.

Built in 1997

Essential Information

MLS® #	30036088
Price	\$1,100,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,630
Acres	0.38
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	6308 Hillview Way
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59803

Amenities

Amenities	See Remarks
Utilities	Electricity Connected, Natural Gas Connected, Phone Connected
# of Garages	3
Garages	Attached
View	City, Mountain(s), Residential, Valley

Interior

Interior Features	Central Vacuum
Appliances	Dryer, Range, Refrigerator, Washer
Heating	Forced Air, Gas
Cooling	Central Air
Basement	Daylight, Full, Walk-Out Access

Exterior

Foundation	Poured
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Additional Information

Date Listed	November 7th, 2024
Days on Market	337
Zoning	Residential
HOA Fees	225
HOA Fees Freq.	Annually