

\$529,900 - 271 Patriots Lane, Columbia Falls

MLS® #30038614

\$529,900

Bedroom, Bathroom,
Land on 7.75 Acres

Rolling Acres Estates, Columbia Falls, MT

Rolling Acres Estates -The Montana Life You™ve Been Dreaming Of. This exclusive, small-by-design community is where space, scenery, and serenity come together. Set at the end of a private, paved cul-de-sac and surrounded by open meadows and forest, this rare offering captures the essence of Montana living - wide-open skies, breathtaking mountain views, and room to create the lifestyle you™ve always imagined. With only eight spacious homesites ranging from 6 to 27 acres, you™ll enjoy the perfect blend of privacy, elbow room, and connection. Gently rolling land offers endless possibilities -from gardens, pastures, and outdoor living spaces to the perfect custom home site. Horses are welcome, and with short-term rentals not permitted, the community retains a peaceful, residential feel. All the essentials are ready - water wells, fiber-optic internet, electricity, and county-approved septic (buyer to install) so you can start building without delay. And with Columbia Falls, Whitefish, Kalispell, Glacier National Park, Whitefish Mountain Resort, and Flathead Lake all just minutes away, adventure, amenities, and everyday conveniences are always within easy reach. Rolling Acres Estates is more than a place to live - it™s a lifestyle. A chance to slow down, spread out, and build your Montana dream from the ground up.



Essential Information

MLS® #	30038614
Price	\$529,900
Acres	7.75
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	271 Patriots Lane
Subdivision	Rolling Acres Estates
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Amenities

Amenities	None
Utilities	Cable Available, Electricity Available, Phone Available

Additional Information

Date Listed	January 9th, 2025
Days on Market	284
HOA Fees	200
HOA Fees Freq.	Annually