

\$1,275,000 - 2247 Mt Highway 206, Columbia Falls

MLS® #30043330

\$1,275,000

6 Bedroom, 4.00 Bathroom, 4,041 sqft

Residential on 1.61 Acres

N/A, Columbia Falls, MT

Check out this Luxury Montana Retreat! Welcome to 2247 MT Hwy 206, where elegance meets comfort in this exceptional 6-bedroom, 4-bathroom home. Nestled on a private wooded lot, this home offers breathtaking mountain views, scenic corridor zoning, and no covenants or HOA's. Experience upgrades throughout, from high-end finishes, to in floor radiant heat to custom details. Each space is designed for cozy yet grand living. It makes for a perfect blend of warmth and space, ideal for gatherings and everyday living. The lot is set back off the highway lending to it's privacy. Enjoy the beauty of nature while being just minutes from local amenities. The builder designed the home with large families and multiple families in mind. The upper level is already roughed in for an additional kitchen and washer and dryer. With large living areas and multiple suites, this great layout makes for an entertainers dream. Seller is offering a \$15,000 credit towards a rate buy down.

Built in 2021

Essential Information

MLS® #	30043330
Price	\$1,275,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4



Square Footage	4,041
Acres	1.61
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	2247 Mt Highway 206
Subdivision	N/A
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Amenities

Utilities	Electricity Connected, Natural Gas Connected
# of Garages	2
Garages	Attached
View	Mountain(s), Trees/Woods

Interior

Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Forced Air, Gas, Radiant Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	Two, One
Basement	None

Exterior

Roof	Asphalt
Construction	Wood Siding, Wood Frame
Foundation	Slab

Additional Information

Date Listed	March 12th, 2025
-------------	------------------

Days on Market	195
Zoning	None