

\$875,000 - 45 Brookside Way, Missoula

MLS® #30043958

\$875,000

4 Bedroom, 3.00 Bathroom, 3,308 sqft

Residential on 0.08 Acres

Brookside, Missoula, MT

Have you ever wanted to live at the end of a quiet, private drive, where you can open your windows at night and hear water flowing or owls hooting instead of cars or trucks or trains? This beautiful Brookside townhome (4 bedroom, 3 bath) overlooking Rattlesnake Creek won't be on the market long! The top floor is a primary suite, consisting of a bedroom, which has the look and feel of being in a tree house, an en-suite bathroom, a spacious, walk-in closet, and a separate dressing room or guest bedroom. The en-suite bathroom, redone in 2023, boasts green quartzite countertops, walnut vanity cabinets, marble tile floor and walk-in shower, an over-sized, soaking tub, and abundant lighting options. The living room, with its travertine fireplace hearth and oak floor, also overlooks the creek and is perched two steps above the main floor (kitchen, dining room, laundry room, bedroom and bathroom). Downstairs is an office/den with brick fireplace and built-in bookshelves, along with two additional rooms, a bathroom, a large mechanical room, replete with a 500+ bottle, climate-controlled, wine-storage room. This Townhome benefits from abundant natural light via many large windows, and beautiful views of Rattlesnake Creek and its surroundings are visible from many of the rooms. There is ample storage space throughout, including many charming and functional built in features, from bookcases in the downstairs office/den, to shelving in the



basement mechanical room and the wine cellar. The oversized/extra deep 2-car garage also has built in shelving for storage, as well as a 220V/50 amp outlet wired and ready for an EV charger. There are two nearly-new (2023) Mendota gas-insert fireplaces, one in the living room and another in the downstairs office/den. This home has gas forced air heat from a nearly new (2023) Lennox furnace and air-purifier, along with an upgraded WiFi-accessible thermostat; supplemental radiant heat was also installed in the primary bathroom floor. The kitchen was freshly painted and a new counter-depth refrigerator installed in 2023; it is open to the adjacent dining area, thereby creating a nice layout for entertaining guests and interacting with others while cooking. The wrap-around deck on the main floor provides wonderful outdoor living and entertaining options; while the smaller deck off the primary bedroom offers opportunities for more private outdoor lounging. Ultimately though, the location of this property within the Brookside community may be its most outstanding amenity “ because it sits at the end of the access road, there is no through traffic, and it directly fronts Rattlesnake Creek. One would be hard pressed to find such a peaceful, quiet and safe living opportunity, especially so close to downtown Missoula. Contact your Real Estate Professional to schedule a showing today!

Built in 1988

Essential Information

MLS® #	30043958
Price	\$875,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	3,308

Acres	0.08
Year Built	1988
Type	Residential
Sub-Type	Townhouse
Style	Multi-Level, Tri-Level
Status	Active

Community Information

Address	45 Brookside Way
Subdivision	Brookside
City	Missoula
County	Missoula
State	MT
Zip Code	59802

Amenities

Amenities	Landscaping, Management
Parking	Additional Parking
# of Garages	2
Garages	Attached
View	Mountain(s), Residential, Creek/Stream, Trees/Woods
Is Waterfront	Yes
Waterfront	Creek, Waterfront

Interior

Appliances	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating	Forced Air, Gas
Fireplace	Yes
# of Fireplaces	2
Stories	Two
Has Basement	Yes
Basement	Finished

Exterior

Foundation	Poured
------------	--------

Additional Information

Date Listed	April 8th, 2025
Days on Market	192

Zoning	Residential
HOA Fees	550
HOA Fees Freq.	Monthly