

\$1,375,000 - 3804 Copeland Road, Helena

MLS® #30046436

\$1,375,000

5 Bedroom, 5.00 Bathroom, 4,470 sqft
Residential on 1.27 Acres

N/A, Helena, MT

CANYON FERRY LAKE PROPERTY-
PERFECT FOR YEAR-ROUND LIVING OR
AN EXCELLENT INVESTMENT PROPERTY!

Enjoy endless adventures at your doorstep, whether it's a day spent on the lake or out on the ATV! Canyon Ferry Lake offers an extensive array of 50" ATV trails nearby, including the Cave Ridge OHV Trail and the Magpie Gulch Trail. When you're done playing and ready to relax, you'll love sipping a cold beverage on the wrap-around deck and watching the sun go down!

This stunning property, which features 5 large bedrooms and 4.5 baths, perfectly blends rustic elegance, modern comfort, and natural beauty effortlessly while offering ample space for all. All floors are hard-surface and include slate, rough sawn hardwood, and stamped concrete, while radiant floor heat ensures optimal comfort year-round. There are two en-suite bedrooms, one on the main level and one on the second level, that offer privacy for guests or family members seeking their own personal oasis. The walk-out basement has an additional two bedrooms, full bath, flex room, and wonderful entertainment room, complete with wet bar and pool table and offers great access to the patio.

Outside you'll find a beautifully landscaped yard with Magpie Creek running through it, underground sprinklers, mature landscaping, a circular drive, and an oversized two-car heated



garage that effortlessly accommodates all your vehicles and outdoor gear. The 5th bedroom is above the garage, perfect for guests, and includes its own private bathroom, entrance, and deck affording some of the property's best views of the lake. A path to the beach and public dock access at Magpie Bay are both across the road, allowing you to embark on endless aquatic adventures and fun!

Whether you choose to live here year-round, enjoy in summer months, or use as a short-term rental, don't miss out on the opportunity to own this spectacular home on Canyon Ferry Lake! Schedule your showing today and prepare to fall in love!

Built in 2004

Essential Information

MLS® #	30046436
Price	\$1,375,000
Bedrooms	5
Bathrooms	5.00
Full Baths	2
Half Baths	1
Square Footage	4,470
Acres	1.27
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Active

Community Information

Address	3804 Copeland Road
Subdivision	N/A
City	Helena
County	Lewis and Clark
State	MT

Zip Code 59602

Amenities

Amenities None
Utilities High Speed Internet Available, Propane
Features Lake
Parking Circular Driveway
of Garages 2
Garages Detached
View Lake, Mountain(s), Creek/Stream
Waterfront Creek, Water Access

Interior

Interior Features Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances Dishwasher, Disposal, Microwave, Range, Refrigerator, Water Softener
Heating Hot Water, Radiant Floor
Cooling Other
Fireplace Yes
of Fireplaces 1
Stories Two
Has Basement Yes
Basement Daylight, Full, Finished, Walk-Out Access

Exterior

Exterior Features Propane Tank - Owned
Construction Masonite
Foundation Poured

Additional Information

Date Listed April 15th, 2025
Days on Market 168