

# \$473,500 - 1318 Wildcat Drive, Columbia Falls

MLS® #30048210

**\$473,500**

3 Bedroom, 3.00 Bathroom, 1,575 sqft

Residential on 0.08 Acres

N/A, Columbia Falls, MT

EXTREMELY WELL MAINTAINED Columbia Falls home! 3 beds, 2.5 baths, 1-car garage with beautiful mountain views in a great location. Enjoy a fenced, landscaped yard with a perennial garden. Updated kitchen with an island and newer graphite appliances, and beautiful, custom window treatments throughout. Relax in the updated baths, the primary bath is a wellness oasis complete with a tile/glass shower, double vanity, heated floor, and tall storage. numerous updates incl. flooring, Corian counters/sills, window treatments, light fixtures, 2 MNI SPLITS for HEATING and A/C, AND A WATER SOFTENER, A FIREPLACE, a Phantom screen door and an expanded patio. 2 TV's AND MOUNTS ARE INCLUDED and the primary bedroom queen bed and frame are included. A bright & inviting Montana gem! \*\* Short term rentals are dependent on acquiring Columbia Falls short term rental permit. NO CARPET IN THIS HOME!

Built in 2009

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 30048210  |
| Price      | \$473,500 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,575       |
| Acres          | 0.08        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Townhouse   |
| Style          | Other       |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1318 Wildcat Drive |
| Subdivision | N/A                |
| City        | Columbia Falls     |
| County      | Flathead           |
| State       | MT                 |
| Zip Code    | 59912              |

### Amenities

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Utilities    | Electricity Connected, High Speed Internet Available, Phone Available |
| Features     | Sidewalks                                                             |
| Parking      | Additional Parking, Garage, Garage Door Opener                        |
| # of Garages | 1                                                                     |
| Garages      | Attached                                                              |
| View         | Mountain(s), Ski Area                                                 |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Open Floorplan                                                 |
| Appliances        | Dryer, Dishwasher, Range, Refrigerator, Water Softener, Washer |
| Heating           | Ductless, Wall Furnace                                         |
| Cooling           | Wall Unit(s)                                                   |
| Fireplace         | Yes                                                            |
| # of Fireplaces   | 1                                                              |
| Stories           | Two                                                            |
| Basement          | None                                                           |

### Exterior

|            |             |
|------------|-------------|
| Roof       | Composition |
| Foundation | Slab        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 159            |
| Zoning         | Residential    |