

\$1,150,000 - 40 Butch Cassidy Loop, Great Falls

MLS® #30052056

\$1,150,000

5 Bedroom, 4.00 Bathroom, 5,483 sqft

Residential on 6.19 Acres

N/A, Great Falls, MT

MAJESTIC home with Million Dollar View of rolling hills and Great Falls skyline. Very bright open main floor plan, 18 ft. ceilings, hardwood floors, 2 bedrooms including guest bedroom with private bathroom. Huge picture windows for incredible views in this well-designed home. Plenty of maple cabinets and quartz counter tops in the warm and spacious kitchen overlooking a welcoming deck. A large pantry provides more storage. A formal dining room for entertaining or a sunny breakfast nook for quiet times. Main floor laundry/mud room with more shelving and storage. Light and bright upper level overlooking main level, (taking further advantage of the view) also featuring office/playroom and three more bedrooms, including master suite with separate tub, shower, double sinks, huge walk-in closet. Central vacuum system. Heat recovery ventilator providing constant fresh air. A 30X48 heated shop for your toys and hobbies. Private well producing 20 GPM. (6 additional available if needed) Need more room than 5 bedrooms and 3.5 bathrooms then finish the basement, which is already plumbed for additional bath, three egress windows allow for adding more bedrooms, family room or?? Ample space in mechanic room. Central air and three separate thermostats keep the home a comfortable temperature for everyone. Central vacuum system. Fresh air is circulated through the heat recovery ventilator, plus radon mitigation system. Enjoy the large deck with the peace and tranquility of country living



close to town. Don't forget the firepit.
Attached heated triple car garage, plus huge
(30X48) heated shop with additional covered
storage for your boat or other toys. More
parking = more toys!! The sprinkling system
around the house keeps the yard lush and
green. This gracious and relaxing home has so
many more wonderful features to be
discovered by the new owners.

Built in 2008

Essential Information

MLS® #	30052056
Price	\$1,150,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,483
Acres	6.19
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	40 Butch Cassidy Loop
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59405

Amenities

Amenities	None
# of Garages	3
Garages	Attached

Interior

Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
# of Stories	1
Stories	One
Basement	Full

Exterior

Lot Description	6.19 Acres
Foundation	Poured

Additional Information

Date Listed	June 17th, 2025
Days on Market	131
HOA Fees	250
HOA Fees Freq.	Annually