

\$625,000 - 47 Bootlegger Trail, Clancy

MLS® #30054192

\$625,000

3 Bedroom, 2.00 Bathroom, 2,406 sqft
Residential on 1.23 Acres

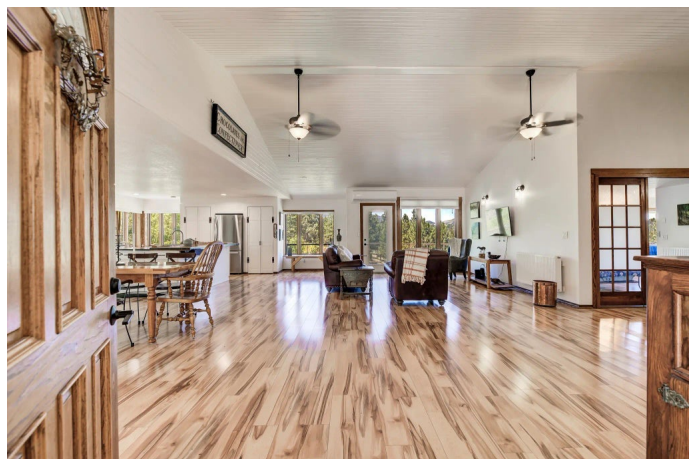
Gruber Estates, Clancy, MT

Beautifully upgraded 3-bed, 2-bath home on 1.23 acres offering modern comfort and space! Enjoy a bright, open layout perfect for entertaining. This home has been revamped from top to bottom. Recent upgrades include brand-new HVAC, plumbing, electrical, roof, a/c, insulation, appliances, fixtures and more—providing peace of mind for years to come. This home has been tastefully redone with attention to detail guiding every decision. The utility bills are about half of the average house this size due to the thoughtful upgrades. The kitchen flows seamlessly into spacious living and dining areas. A 3-car garage provides ample parking and storage with 240 electrical service and brand new openers. The utility basement adds extra storage or room for hobbies/projects. Tucked in the hills of Clancy, 47 Bootlegger offers a private setting with beautiful views. This house is ideal for anyone seeking move-in ready comfort with plenty of room to grow.

Built in 1994

Essential Information

MLS® #	30054192
Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,406



Acres	1.23
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	47 Bootlegger Trail
Subdivision	Gruber Estates
City	Clancy
County	Jefferson
State	MT
Zip Code	59634

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available
Parking	Additional Parking
# of Garages	3
Garages	Attached
View	Mountain(s), Valley, Trees/Woods

Interior

Appliances	Range, Refrigerator
Heating	Hot Water, Radiant
Cooling	Ductless
Stories	One
Basement	Walk-Up Access

Exterior

Roof	Asphalt
Construction	Log
Foundation	Poured

Additional Information

Date Listed	July 18th, 2025
Days on Market	95