

\$629,900 - 2521 Half Hitch Drive, Missoula

MLS® #30055040

\$629,900

3 Bedroom, 2.00 Bathroom, 1,596 sqft

Residential on 0.15 Acres

44 Ranch, Missoula, MT

Set on one of the most desirable lots in 44 Ranch, this home offers a backyard few others can rival. Expansive, fully fenced, and beautifully landscaped, it's one of the largest outdoor spaces in the neighborhood and includes underground sprinklers for easy care. A large patio extends your living area outdoors, and the front and side of the home feature custom multi-color LED soffit lighting so you can celebrate every season and holiday in style at the push of a button. The setting itself is equally impressive. Right out your front door is the 5.7-acre 44 Ranch Park, the signature gathering place for the neighborhood. The park includes a fountain, water features, a playground, a covered pavilion with picnic areas, and wide-open green space that brings neighbors together year-round. From your covered front porch, you'll have a shaded, comfortable spot to relax and enjoy a front-row seat to the park's activity. Inside, the home offers nearly 1,600 square feet of thoughtfully designed single-level living. A vaulted ceiling opens up the great room as you enter, connecting a bright living area, dining space, and a kitchen that's both functional and inviting. Stainless steel appliances, abundant cabinet storage, extensive counter space, a breakfast bar, and a walk-in pantry make the kitchen a standout. A second den area features rustic barn-wood accents and sliding glass doors that lead directly to the backyard.



Additional highlights include a custom laundry room with built-in cabinetry and workspace, a primary suite with a large walk-in closet and heated tile bathroom floors, two additional bedrooms with a second full bath, and an oversized garage with an extra-deep bay, built-in shelving, and a separate door to the backyard. A high-efficiency furnace, central air conditioning, and an included storage shed round out the package.

Life in 44 Ranch means more than just a home, itâ€™s becoming part of a community known for block parties, seasonal celebrations, and one of the best Halloween traditions in Missoula. With unmatched yard space, direct access to the park, and a beautifully finished interior, this property puts you at the heart of it all.

Built in 2015

Essential Information

MLS® #	30055040
Price	\$629,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,596
Acres	0.15
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	2521 Half Hitch Drive
Subdivision	44 Ranch
City	Missoula

County	Missoula
State	MT
Zip Code	59808

Amenities

Amenities	Picnic Area, Park, Pond Year Round, See Remarks
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Underground Utilities
Features	Curbs, Playground, Park, Street Lights, Sidewalks
Parking	Garage, Garage Door Opener
# of Garages	2
Garages	Detached
View	Residential

Interior

Interior Features	Main Level Primary, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Water Softener, Washer
Heating	Forced Air, Gas
Cooling	Central Air
# of Stories	1
Stories	One
Basement	Crawl Space

Exterior

Exterior Features	Garden, Rain Gutters, Storage
Lot Description	60x110
Roof	Asphalt
Construction	Cement Siding, Masonite
Foundation	Poured

Additional Information

Date Listed	August 1st, 2025
Days on Market	81
HOA Fees	30
HOA Fees Freq.	Monthly