

\$825,000 - 5346 Nesting Lane, Missoula

MLS® #30056122

\$825,000

3 Bedroom, 2.00 Bathroom, 1,663 sqft

Residential on 0.15 Acres

N/A, Missoula, MT

Come check out this 2024 Parade of Homes stellar property! Located in Heron's Landing, homeowners and guests can explore and experience what makes it truly special, alongside other exceptional builds and customizable lots. The home is the result of a collaboration between industry leaders: MMW Architects, known for blending functionality with beauty; Lance Cox of LM Cox, praised for building efficient, structurally sound homes; Intaglio Design, a studio creating unique, livable interiors; and Teton Land and Development Group, focused on communities that harmonize with nature while offering modern amenities. This exceptional team believes homeownership is one of life's most important investments and treats every project as if it were their own. This 1,663 sq. ft., single-story home includes 3 bedrooms, 2 bathrooms, and an open kitchen, living, and dining area. The exterior features durable Diamond Kote siding with a 30-year no-fade warranty and energy-efficient blown-in batt wall insulation. A private patio off the kitchen with a custom wood pergola for enjoying the outdoors. The interior/exterior fireplace adds character to the living area, while large black-on-black Milgard windows with solar shades frame scenic views. Thoughtful details include stile and rail interior doors, as well as custom wallpaper. The kitchen offers soapstone countertops, Delta plumbing fixtures, a paneled refrigerator and dishwasher, and Dura



Supreme cabinetry. The bedrooms are carpeted for comfort with room-darkening shades, and the bathrooms feature walk-in tile showers and quartzite countertops.

The home includes energy-efficient features like a smart thermostat and LED lighting. Located in Heron's Landing, the community will have parks, playgrounds, and gardens, and is just minutes from Reserve Street, offering easy access to shops, restaurants, entertainment, and schools.

Built in 2024

Essential Information

MLS® #	30056122
Price	\$825,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,663
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Active Under Contract

Community Information

Address	5346 Nesting Lane
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59808

Amenities

Amenities	None
Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone

	Available
Features	Curbs, Street Lights, Sidewalks
Parking	Garage, Garage Door Opener
# of Garages	2
Garages	Attached
View	Mountain(s), Residential

Interior

Interior Features	Fireplace, Main Level Primary, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Range, Refrigerator
Heating	Forced Air
Cooling	Central Air
Stories	One
Basement	Crawl Space

Exterior

Lot Description	0.15
Construction	Blown-In Insulation, Cement Siding, Wood Frame
Foundation	Poured

Additional Information

Date Listed	August 25th, 2025
Days on Market	39
HOA Fees	240
HOA Fees Freq.	Annually