

\$2,500,000 - 767 Lupfer Road, Whitefish

MLS® #30056305

\$2,500,000

13 Bedroom, 11.00 Bathroom, 1,772 sqft

Residential on 19.43 Acres

N/A, Whitefish, MT

THE PERFECT RETREAT – No HOA, CCRS or ZONING. This remarkable 19.43-acre estate offers a rare opportunity to own a one-of-a-kind Montana property that blends privacy, comfort, and natural beauty—just minutes from Glacier National Park and Whitefish Mountain Resort. The 1,693 sq ft main residence features a loft bedroom, two additional rooms, a full kitchen with both commercial and standard refrigerators, a cozy wood stove, and energy-efficient foam insulation. Adding to its uniqueness, the estate includes 12 fully appointed geodesic domes (300-400sf), each with an ensuite bath, kitchenette, insulation, sky window, solar fan, and private patio or deck complete with seating and a Solo Stove firepit. A spacious 830 sq ft –party dome– serves as a central gathering space, enhanced with heated floors, a wood stove, w/ minisplit system for year-round comfort. Extensive infrastructure upgrades ensure long-term ease of use, including improved roads, gravel paths with string lighting, HUGE... septic system, well house, updated plumbing, electrical, carport, and storage. The outdoors are equally inviting, with a central lawn featuring a gazebo, grills, picnic tables, and lawn games—all set among mature trees, open meadows, and private walking trails. This property is an exceptional opportunity to create a private family estate with ample room to build a primary residence, or to develop as a corporate or wellness



retreat with unmatched amenities.

Property tax bills for 2024 and prior years may not reflect the future tax burdens on non-owner-occupied residential properties such as second homes, vacation homes, and short-term rentals. Recent legislation passed by the Montana Legislature (House Bill 231 and Senate Bill 542) raised the tax burdens on such properties and will take full effect in tax year 2026 and reflected in tax bills sent out in the fall of 2026. Further, the Montana Department of Revenue’s statewide property appraisal for the 2025-2026 biennium is anticipated to raise the value of all residential properties beginning in tax year 2025. Buyers are encouraged to consult with a tax advisor or real estate attorney for further information concerning the impact these changes may have on the tax bills for any Montana residential property they are considering. This notice is provided for informational purposes only and does not constitute legal or tax advice.

Built in 2020

Essential Information

MLS® #	30056305
Price	\$2,500,000
Bedrooms	13
Bathrooms	11.00
Full Baths	1
Square Footage	1,772
Acres	19.43
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin
Status	Active

Community Information

Address	767 Lupfer Road
Subdivision	N/A
City	Whitefish
County	Flathead
State	MT
Zip Code	59937

Amenities

Utilities	Electricity Connected, Phone Available
# of Garages	2
Garages	Detached

Interior

Interior Features	Main Level Primary
Appliances	Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer
Heating	Wood Stove, Wall Furnace
Stories	Two
Basement	None

Exterior

Exterior Features	See Remarks
Roof	Metal
Construction	Wood Siding, Wood Frame
Foundation	Slab

Additional Information

Date Listed	August 27th, 2025
Days on Market	5