

\$1,250,000 - 840 Anglers Bend Way, Missoula

MLS® #30056595

\$1,250,000

3 Bedroom, 3.00 Bathroom, 2,380 sqft

Residential on 0.27 Acres

CANYON RIVER, Missoula, MT

Welcome to an exceptional residence in the prestigious Canyon River Golf Community, designed for those who value comfort, sophistication, and a lifestyle of ease. Ideal for any lifestyle, this better than new home offers a serene retreat surrounded by natural beauty, just minutes from the culture and convenience of downtown Missoula.

Thoughtfully designed with quality and comfort in mind, this 3-bedroom, 3-bathroom home includes a spacious bonus room perfect for a home office, media space, or guest retreat. Inside, youâ€™ll find soaring 10-foot ceilings and 8-foot solid core doors that create a sense of quiet luxury and open space. The upgraded kitchen features high-end cabinetry and custom built-in dining seating with storageâ€”perfect for intimate dinners or entertaining close friends.

The primary suite offers a spa-like experience with radiant heat tile flooring in the bathroom, and the Aprilaire furnace humidifier ensures comfort through every season. Step outside to your private, professionally landscaped yard overlooking the golf course and tranquil pond with a water feature. Whether you're sipping coffee on the two-tier patio with retractable remote sun shades or enjoying a glass of wine by the custom powder-coated steel fire pitâ€”crafted by Montana Fire Pitsâ€”you'll appreciate the peace and beauty of this outdoor haven. Not a detail has been missed for added comfort or convenience. A dramatic retaining wall enhances the space while



adding to the property's elegant, low-maintenance design. Perhaps the most appealing feature for those seeking a lock-and-leave lifestyle is the comprehensive care provided by the HOA. From snow removal on your driveway, sidewalk, and up to your front door, to full lawn care and irrigation, your time is truly your own. Whether you're downsizing without compromise or simply seeking a more peaceful pace without sacrificing quality, 840 Anglers Bend Way offers refined living in one of Missoula's most scenic and well-maintained communities. Come home to comfort, community, and the quiet luxury you deserve.

Built in 2022

Essential Information

MLS® #	30056595
Price	\$1,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	2,380
Acres	0.27
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Active Under Contract

Community Information

Address	840 Anglers Bend Way
Subdivision	CANYON RIVER
City	Missoula
County	Missoula
State	MT
Zip Code	59802

Amenities

Amenities	Clubhouse, Landscaping, Meeting Room, Management, Pond Seasonal, Snow Removal, See Remarks
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available
Features	Clubhouse, Golf, Street Lights, Sidewalks
# of Garages	3
Garages	Attached
View	Golf Course, Mountain(s), Residential

Interior

Interior Features	Fireplace, Main Level Primary, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Disposal, Humidifier, Microwave, Range, Refrigerator, Water Softener
Heating	Forced Air, Gas, Radiant Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Stories	One
Basement	Crawl Space

Exterior

Foundation	Poured
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Additional Information

Date Listed	September 14th, 2025
Days on Market	35
Zoning	Residential
HOA Fees	325
HOA Fees Freq.	Monthly