

# \$1,275,000 - 327 Gleneagles Trail, Columbia Falls

MLS® #30057263

**\$1,275,000**

3 Bedroom, 4.00 Bathroom, 3,124 sqft

Residential on 0.33 Acres

Tamarack Heights, Columbia Falls, MT

Sold Turn-Key, fully furnished, complete with an Arctic Spa Salt Hot Tub. This beautiful home overlooks Green 3 at Meadow Lake Golf Course and features 3 bedrooms, 2 full bathrooms, and 2 half bathrooms, with the primary suite conveniently located on the main level. Two large decks face the golf course, offering the perfect spot to relax and take in the views. The main level has a grand entry, garage access, a half bath, and a modern yet cozy open floor plan with a kitchen outfitted with premium appliances. Just off the kitchen is a dining area and a large living space with a gas fireplace, surrounded by windows that fill the room with natural light, creating a bright and welcoming space. From here, you can step onto the upper-level deck, designed with a dining table, ample seating, and beautiful views. Also on the main level is the primary suite with an ensuite bathroom and direct access to the outdoor deck. Downstairs, you'll find a den/living area with a large sofa, TV, and a mini kitchenette. Next to the kitchenette, you'll see the sliding glass doors, which provide access to the lower deck with the included Arctic Spa Salt Hot Tub. This floor also has two bedrooms, a full bathroom, a half bath, office space, and excellent storage, with a generous area under the stairs ideal for stowing belongings, bikes, skis, or even holiday decor. The utility closet is also part of that same storage area. This home truly delivers outstanding value and is competitively priced.



Built in 2022

Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 30057263                |
| Price          | \$1,275,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 2                       |
| Half Baths     | 2                       |
| Square Footage | 3,124                   |
| Acres          | 0.33                    |
| Year Built     | 2022                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Modern                  |
| Status         | Active                  |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 327 Gleneagles Trail |
| Subdivision | Tamarack Heights     |
| City        | Columbia Falls       |
| County      | Flathead             |
| State       | MT                   |
| Zip Code    | 59912                |

Amenities

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Amenities    | Snow Removal                                                                                                        |
| Utilities    | Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available, Underground Utilities |
| Features     | Golf, Lake, Sidewalks                                                                                               |
| Parking      | Additional Parking, Garage, Garage Door Opener, Heated Garage                                                       |
| # of Garages | 2                                                                                                                   |
| Garages      | Attached                                                                                                            |
| View         | Golf Course, Mountain(s), Residential, Trees/Woods                                                                  |

Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Fireplace, Main Level Primary, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator,                |

|                 |                        |
|-----------------|------------------------|
|                 | Water Softener, Washer |
| Heating         | Forced Air, Gas        |
| Cooling         | Central Air            |
| Fireplace       | Yes                    |
| # of Fireplaces | 1                      |
| Stories         | Two                    |
| Has Basement    | Yes                    |
| Basement        | Finished               |

### **Exterior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Rain Gutters, See Remarks                      |
| Roof              | Asphalt                                                         |
| Construction      | Cedar, ICFs (Insulated Concrete Forms), Wood Siding, Wood Frame |
| Foundation        | Poured                                                          |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 36                   |
| Zoning         | Residential          |
| HOA Fees       | 211.75               |
| HOA Fees Freq. | Quarterly            |