# \$799,000 - 7517 Duffy Lane, Canyon Creek

MLS® #30057706

### \$799,000

3 Bedroom, 2.00 Bathroom, 1,994 sqft Residential on 10.14 Acres

N/A, Canyon Creek, MT

Welcome to your Montana country retreatâ€"perfect for horse enthusiasts, rodeo competitors, or anyone seeking a peaceful rural home. This well-kept single-level 3-bedroom, 2-bath sits on 10 fenced acres, featuring a riding corral, barn, and three pastures with automatic waterers for horses or livestock.

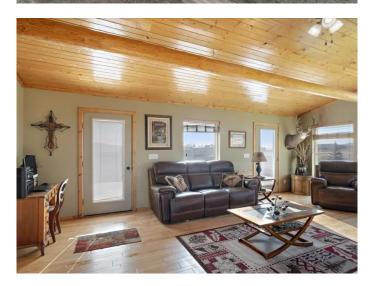
At the heart of the home is a kitchen designed to impress. Stainless steel appliances, a farmhouse sink, wine/beer fridge, and solid-surface counters pair beautifully with knotty alder soft-close cabinetry and rustic log accents. Skylights fill the room with light, and the island is ideal for cooking and gathering. In the living room, vaulted wood ceilings with exposed beams and tongue-and-groove finish complement hardwood floors and large windows that fill the space with natural light. A Blaze King wood stove provides efficient warmth, and the lodge-style design gives the room a rustic yet refined Montana character.

Outside, enjoy underground sprinklers, a mature lawn, established trees, a fenced yard for pets, and a fire pit for evenings under Montana skies. A large insulated 2-car garage provides everyday convenience.

Equestrian amenities include a barn, horse shelter in the fenced corral, and three pastures with automatic waterers. A spacious shop with concrete flooring, hay storage, and a lean-to







offers plenty of room for equipment or livestock. Additional features include a chicken coop and a shed with an attached dog kennel and pet shelterâ€"an excellent setup for boarding, training, or rodeo use.

Set in a quiet location with mountain views, the property offers the best of country living with direct access to recreation. Ride out from the property or enjoy nearby hunting, fishing, skiing, and snowmobiling. Whether you're an equestrian, rodeo competitor, or simply seeking a rural retreat built with quality and comfort, this property checks all the boxes.

#### Built in 1997

#### **Essential Information**

MLS® # 30057706 Price \$799,000

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,994 Acres 10.14 Year Built 1997

Type Residential

Sub-Type Single Family Residence

Style Ranch Status Active

# **Community Information**

Address 7517 Duffy Lane

Subdivision N/A

City Canyon Creek

County Lewis and Clark

State MT

Zip Code 59633

#### **Amenities**

Utilities Propane

Parking Additional Parking, RV Access/Parking

# of Garages 2

Garages Detached

# Interior

Appliances Dishwasher, Range, Refrigerator

Heating Forced Air, Gas, Hot Water, Propane, Wood Stove

Fireplace Yes

# of Fireplaces 1

# of Stories 1

Stories One

Basement Crawl Space

# **Exterior**

Exterior Features Fire Pit, RV Hookup, Storage, See Remarks, Propane Tank - Owned

Foundation Poured

# **School Information**

District No. 4

#### **Additional Information**

Date Listed September 22nd, 2025

Days on Market 16