

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

MLS® #30057806

\$799,000

3 Bedroom, 2.00 Bathroom, 1,994 sqft
Farm 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 shelter—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® #	30057806
Price	\$799,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,994
Acres	10.14
Year Built	1997
Type	Farm
Sub-Type	Ranch
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
View	Creek/Stream, Valley, Trees/Woods

Interior

Interior Features	Fireplace, Main Level Primary, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dryer, Dishwasher, Range, Refrigerator, Washer
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	Propane Tank - Owned
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School Information

District	District No. 4
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Additional Information

Date Listed	September 22nd, 2025
Days on Market	15