

\$1,085,000 - 1157 Coachman Way, Missoula

MLS® #30058052

\$1,085,000

3 Bedroom, 3.00 Bathroom, 2,312 sqft

Residential on 0.35 Acres

Canyon River Golf Community, Missoula, MT

To be built Rockcreek Floor Plan photos are from previous builds at Canyon River
Welcome to your future dream home in the prestigious Canyon River Golf Community, where luxury, comfort, and convenience converge. This Rockcreek Floor Plan offers over 2,300 square feet of refined single-level living, thoughtfully designed to embrace Montana's breathtaking beauty and lifestyle. Set on a spacious .35-acre lot, this new construction home provides stunning mountain and golf course views, all within a community that takes care of the details for you. Enjoy maintenance-free living with the HOA handling lawn care, snow removal, and sprinkler system maintenance—so you can focus on the lifestyle you love. Inside, you'll find three generously sized bedrooms, including two private en-suites, plus a versatile bonus room perfect for a home office, playroom, or media space. Soaring vaulted ceilings with optional 8-foot doors throughout, and custom wood beam accents elevate the home's elegance and architectural character. The heart of the home, the kitchen, is designed to impress with luxury finishes and timeless style, ideal for everyday living and entertaining. An oversized patio, accessible from both the kitchen and the primary suite, extends your living space outdoors and makes the most of the serene surroundings. Best of all, the floor plan is already selected, sparing you the stress of decision fatigue while still offering a personalized custom build experience with



high-end finish options inspired by other beautiful homes already completed in Canyon River. Don't miss this rare opportunity to build new without compromise in one of Missoula's most sought-after communities.

Built in 2026

Essential Information

MLS® #	30058052
Price	\$1,085,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	2,312
Acres	0.35
Year Built	2026
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	1157 Coachman Way
Subdivision	Canyon River Golf Community
City	Missoula
County	Missoula
State	MT
Zip Code	59802

Amenities

Amenities	Management
Features	Clubhouse, Curbs, Golf, Street Lights
# of Garages	3
Garages	Attached
View	Golf Course, Mountain(s), Residential, Valley

Interior

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

Exterior

Roof	Asphalt
Foundation	Block

Additional Information

Date Listed	September 26th, 2025
HOA Fees	150
HOA Fees Freq.	Monthly