

871 Conrad Drive  
871 Conrad Drive  
Kalispell, MT 59901

**\$1,220,000**  
15.4± Acres  
Flathead County



**871 Conrad Drive  
Kalispell, MT / Flathead County**

**SUMMARY**

**Address**

871 Conrad Drive

**City, State Zip**

Kalispell, MT 59901

**County**

Flathead County

**Type**

Residential Property

**Latitude / Longitude**

48.206029 / -114.277818

**Dwelling Square Feet**

2,356

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

15.4

**Price**

\$1,220,000

**Property Website**

<https://compasslandpartners.com/property/871-conrad-drive/flathead/montana/99402/>



**PROPERTY DESCRIPTION**

This 15.4+/- acre property features approximately 700 feet of WATER FRONTAGE on the Stillwater River. Although it includes a beautiful 2023-built ranch home, the land is the primary value here! Designed and ready to accommodate future buildings with septic, water and electric already installed, the property is perfect for a FAMILY COMPOUND, HOMESTEAD, or MINI-FARM. The fenced acreage is livestock/horse ready. Situated on the edge of Kalispell, the property is close to schools, shopping, medical facilities, and amenities for easy commuting. Yet the substantial acreage, river frontage, and natural surroundings provide seclusion uncommon so near town. The ranch home offers 3 bedrooms, 2 bathrooms, and approximately 2,356 square feet of one-level living space with an attached two-car garage. Designed for spacious, single-story convenience-ideal for downsizing or avoiding stairs-the open floor plan includes an oversized primary bedroom and bathroom.

The location of this property provides an exceptional balance of amenity access and rural privacy. The land breaks down as approximately 5 acres of flat, usable ground in front which encompasses the ranch house-ideal acreage for an additional home, farm buildings, livestock, or garden. Roughly 7 acres in the back consist of walkable forested ground suitable for animals (if fenced), recreation such as walking, horseback riding, dirt bikes, or ATVs. A nature/walking trail leads directly from the house to the river. Amazing views of the Swan Mountain Range are visible from the home. Directly across the road lies public land with Flathead River and tributary access for kayaking, paddleboarding, walking, hiking, and other recreation.

The ranch-style home features modern finishes blended with farmhouse charm. Just behind the living room, the kitchen includes granite countertops, stainless steel appliances, a gas range, and tile backsplash. There is no lack of space in the over-sized master bedroom, master bathroom, and walk-in closet - which have an executive suite type feel. The options for customizing this space are endless: sitting area with library/bookshelves, workspace nook, fitness/wellness corner, nursery, etc. On the opposite side of the living room and kitchen are the other two bedrooms, bathroom, and a bonus room. The extra room is perfect for an office, additional bedroom, hobby room, fitness area, etc. Multiple mini-splits combined with extensive insulation efficiently heat and cool the home - with a wood stove in the living room for both ambiance and secondary heat. The private water well runs into a reverse osmosis filtration system in the utility room - in addition to a water softener. Numerous frost proof yard hydrants have been installed in strategic locations to accommodate RVs/camper hookups, irrigation, livestock watering, and general future utility. A generator port has been incorporated into the exterior of the home for the ability to utilize backup power in the event of an outage.

One of the most unique and appealing features of this property is how it's been designed and setup for additional structures. An oversized septic system has already been constructed and strategically located to tie in another large, livable dwelling. 400 amps of electricity has been installed on the property with 200 amps going to the ranch home, and a secondary 200 amps ready for an additional structure. The front acreage is partially fenced with an entry gate and can easily accommodate livestock, greenhouses, or an orchard. There are multiple, mature apple trees in the front of the property. The red shed has 40 amp electric, sits on a concrete slab, and includes a fenced dog run - which is also perfect for future use as a chicken coop or garden. Short-term rentals allowed per county approval. This property is ready to accommodate a family compound, homestead, farmstead, income producing investment - or your vision!

The Flathead Valley location offers convenient proximity to the Flathead River for fishing and floating, Flathead Lake for boating and beaches (15 minutes to Somers boat ramp), Glacier National Park (less than an hour) for hiking and scenery, the Bob Marshall Wilderness for backcountry exploration, and Whitefish Mountain Resort (approximately 40 minutes) for skiing!

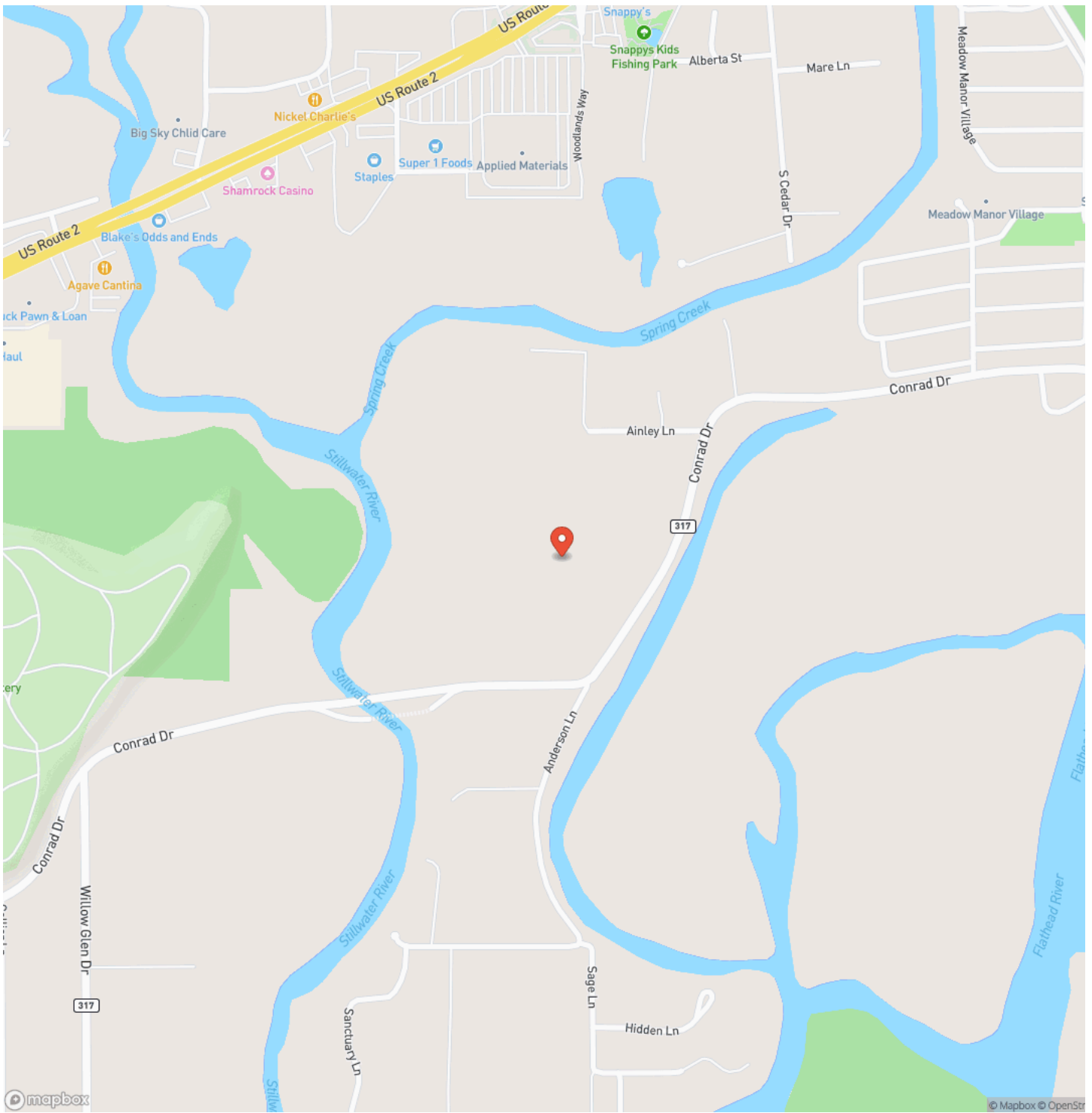
NO COVENANTS or HOA; horses allowed.



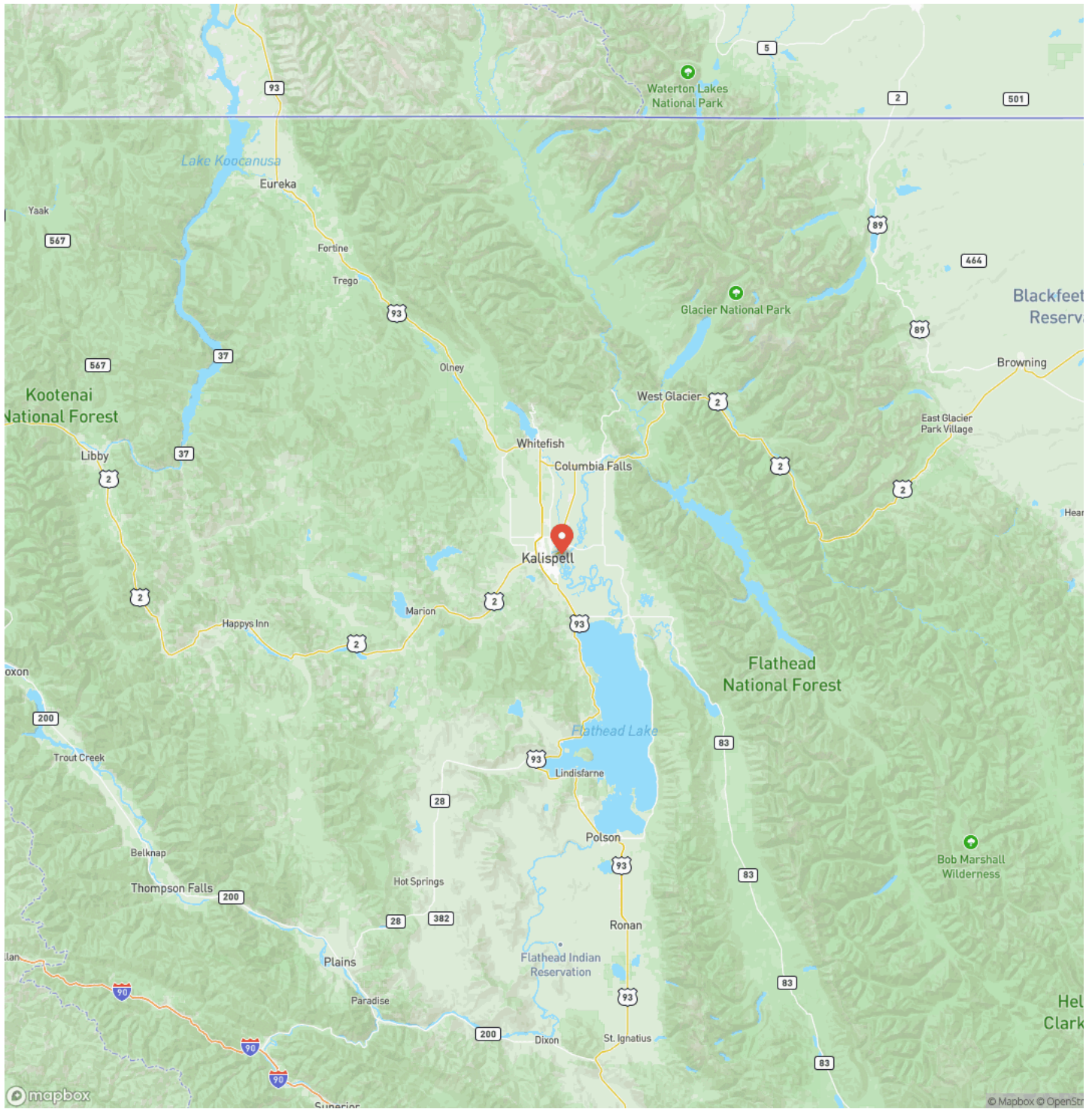
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# Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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