

# 267 Wild Rose Trail • Kalispell, Montana

## Features/Specs - MLS #335657 Price \$849,000

- All Stainless Steel Appliances
  - 2 Washer/Dryers
  - 2 Refrigerators
  - Cooktop
  - Double wall oven
  - Stove in Apartment
  - 2 microwaves
  - Beverage center
  - Icemaker
- Acreage: 5.48 acres
- Under Air SF: 5508 with home and apartment
- Cascade energy efficient Windows
  - Double Paned
  - Low E factor
  - Argon filled
- Paved County Road
- Low Road Maintenance Fees
- High-Speed Internet - Up to 20 MG
- Satellite connection
- Z-Wave Smart Home Switches and Outlets
- Keyless Entry
- 40/gpm Well
- Playground
- 52,000 BTU Pellet Stove
- 2 - Air Handlers/Furnaces
- Water Softener
- 8 Security Cameras
- 1,000 SF Front Porch
- 200 SF Back Porch
- 6 Bedrooms Plus Office
- Vaulted ceilings in master with 4 full bedroom suites
- 6 Full Baths & 1 Half Bath
- 3 Car Garage & Garage Door Opener
- Separate Living Quarters above Garage (Apartment)
- Downstairs Master Bedroom and Guest Room
- Handicap Accessible First Floor Bathrooms
- Step-Lighted Stairway
- Perimeter fencing
- Mountain Views
- 7.1 Surround Sound in Family Room and Upstairs Media Room
- 24 Speaker Whole House Music System
- Electric Fireplace in Media Room
- Whirlpool Tub in Master Bath
- Body Jets and Rain Shower head in Master Bath
- 10 foot ceilings
- Second Living or Dining Room
- Butler's Pantry
- Computer/Office area
- Mudroom/Breezeway
- Pantry
- Utility Room
- Mechanical Room
- Crawl Space with 6 ft ceiling
- In-Suite Bathrooms in upstairs Bedrooms
- Wood Beams
- Custom Woodwork
- Hardwood flooring
- Stone or slate tile in wet areas
- New Landscaping and Apple Trees
- Premium carpet
- 3 Hot Water Heaters
- Cedar Shakes
- 70" LED 3D TV is negotiable



**Debbie Street 406-253-8639**

*Licensed Real Estate Broker & Associate Project Manager*

1400 Rose Crossing

Kalispell, MT 59901

Debbie@WranglerRealEstate.com

**[www.WranglerRealEstate.com](http://www.WranglerRealEstate.com)**