

## HOUSE FOR SALE

1770 Gleneagles Blvd

Billings, MT 59105

\$345,000





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## **Commitment that Delivers!**







## **INFORMATION**

- Ranch—Townhome
- 3 Bedrooms
- 2 Baths
- 2,540 sq. ft.—Buyer to verify
- Built in 2003
- **Double Attached Garage**
- MLS #342234

Beautiful, Well-Kept Townhome! The living room is large & has big windows to look at the fenced & manicured back yard, the kitchen has a pantry, all appliances, lots of counter space with breakfast bar, and there is access to the garage thru the laundry/mud room. The main floor has two bedrooms: the master has double closets, a larger bath with a nice shower plus another bedroom & bath. The basement has a large family/rec room (great area for a theatre room), bedroom (egress), and another room (egress) that could be another bedroom/bath.



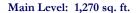
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- ♦ Living room: vaulted ceiling, carpet, large
- ♦ Dining room: eating area, chandelier, patio door, vinyl flooring
- ♦ Kitchen: all appliances, pantry, lots of counter space with breakfast bar, vinyl flooring
- ♦ Master: carpet, double closets, bath—large, shower
- ♦ Bedroom: carpet
- ♦ Full bath
- ♦ Utility / Mud Room: 220 hookup, cupboards, vinyl flooring

Basement: 1,270 sq. ft.

- ♦ Family room: carpet, large
- ♦ Bedroom: carpet, finished, egress
- ♦ Other Room: egress, rough-in, storage, unfinished

## **Additional Features:**

- ♦ Patio—covered
- ♦ Heating: gas forced air / Central air
- ♦ Water / Sewer: public
- ♦ Double attached garage
- ♦ Lot size: 0.00 acres, fenced backyard, landscaped, underground sprinkling,
- ♦ Taxes ~ \$3,474 for 2022
- ♦ HOA Fees: \$350, includes exterior maintenance, insurance, lawn, snow, trash, water
- ♦ Schools ~ Sandstone, Castle Rock, Skyview
- ♦ Subdivision ~ Opal Townhomes





