



THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



806 W Alderson, Bozeman MT 59715

\$1,100,000

Acres: ±

MLS#: 389136

INTRODUCTION

You'll be living the Good life here in this stylish condo ! Just steps from Montana State University and Historic Downtown Bozeman, this location can't be beat; it doesn't get better than this! Beautiful natural light streaming in from all sides on this Northeast corner with views of the Bridgers! 2,162 sq ft of space with 3 bedrooms plus an extra den/office and 3.5 baths. The 9' ceilings add such a nice open feel to an already spacious home. Beautiful custom cabinetry is paired with an artistic & hand-picked tile backsplash which compliments the understated white Quartz countertops. The waterfall edged center island is substantial and perfect for entertaining. The dining area offers plenty of space for a long rectangular family-style table. Professional style, top level GE Cafe Series appliances include extras like a double drawer dishwasher, a Commercial style 36" range & hood and a wine refrigerator to make entertaining a piece of cake! On nights when cooking isn't in the plan; there are restaurants, bars and breweries around every corner downtown and within walking distance to meet that urge for any craving. The living room is open with views all around and a cozy gas fireplace with custom herringbone tile design to enjoy on cold winter nights. Anderson windows throughout provide a contemporary beauty & style as well as energy efficiency. The main floor den/office/flex space has double barn doors in case privacy is needed during conference calls or a Zen break. When the doors are open the room faces North for a beautiful outdoor view. Upstairs, there is a North facing main master suite which takes advantage of the stellar Northeast views! There is an additional junior suite and another secondary bedroom with a hall bathroom; plenty of space to spread out. All bathrooms have been thoughtfully designed with vanity undermount lighting at your feet that is motion detected and comes on automatically when you enter the bathroom, as well as radiant floor heat. Custom tile gives each unit in Alderson V a special look and feel. Vaulted ceilings and shiplap walls add a custom, stylish touch to the master bedroom. The 2 car garages are finished and heated so you'll never have to suffer through Winter with an icy cold garage. Parks, shops, the library, MSU, schools, walking trails, markets; everything is right next to you so it's easy to drop in and become a local. Seller will consider potential rate buy down options with approved offers!

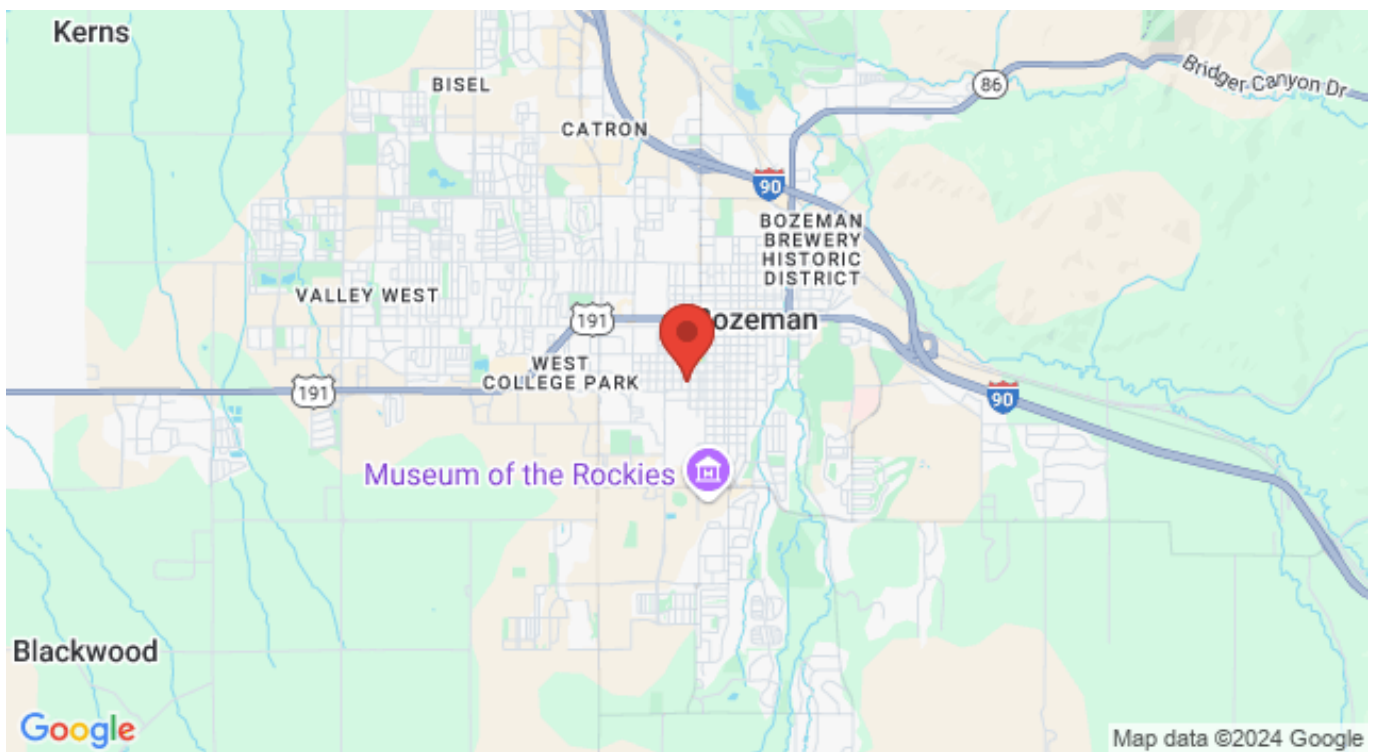


FEATURES

Status:	Active
Type:	Residential
Sub Type:	Condominium
Water Features:	None
Listing Date:	2024-01-22
Listing Agent:	Jason Basye of Bozeman Real Estate Group

Year Built:	2024
Beds:	3
Baths:	4
Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator, WineCooler
Heating/Cooling:	Baseboard Electric ForcedAir NaturalGas CentralAir

LOCATION



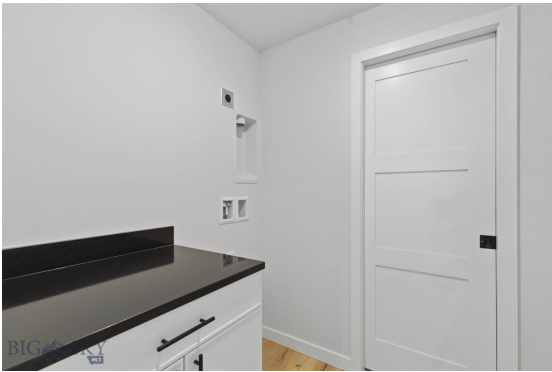
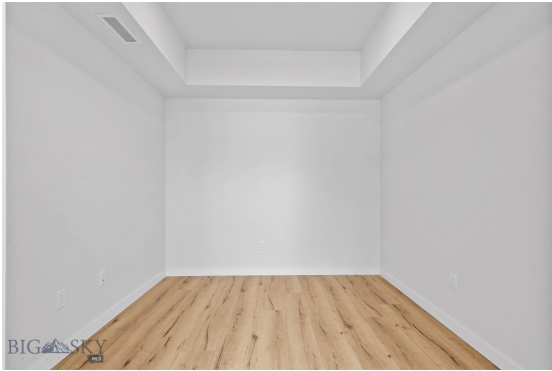
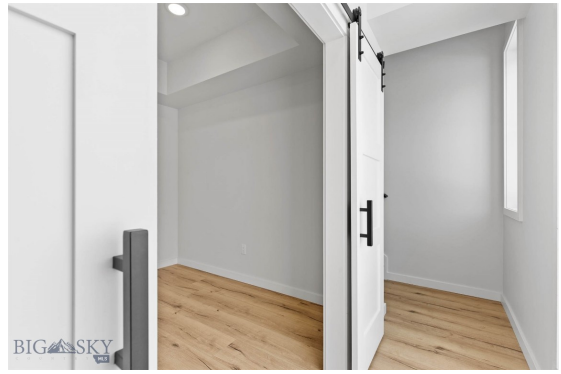
Address: 806 W Alderson, Bozeman MT 59715

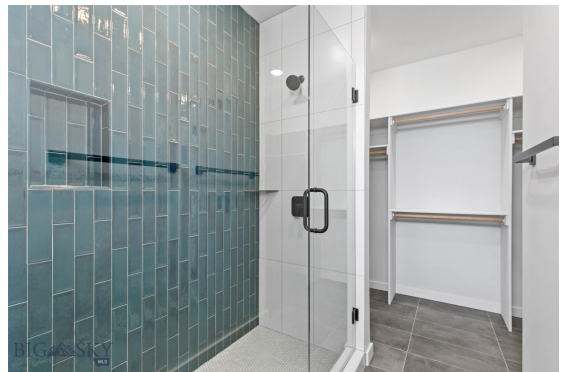
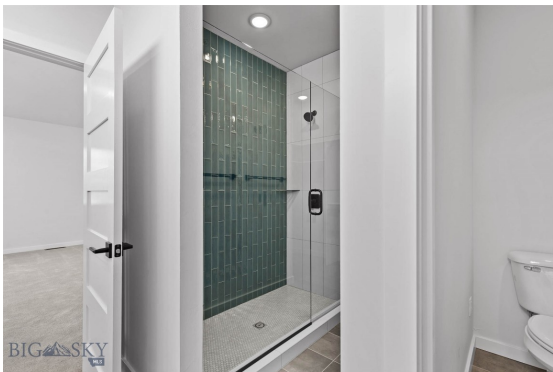
PHOTOS







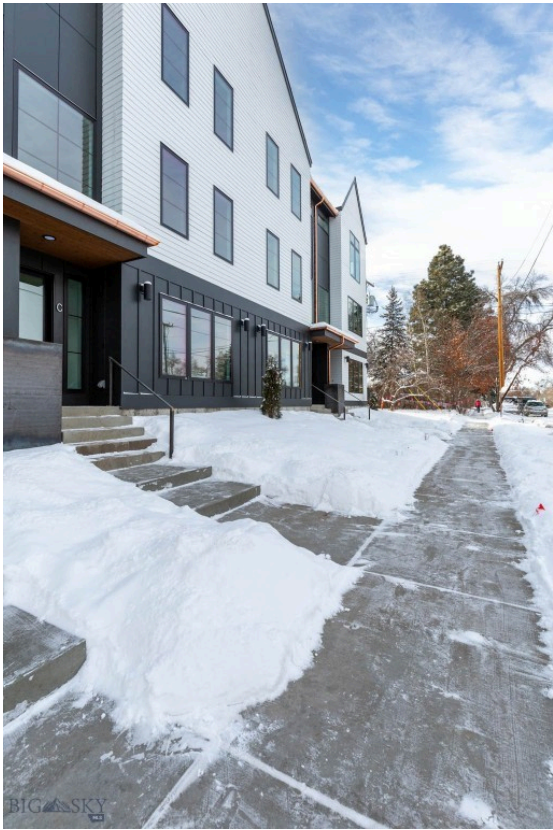












BOZEMAN LIFESTYLE™



Bozeman lifestyle is considered one of the most appealing in the West. Bozeman is routinely ranked as one of the best places to live, best places to retire, best place to raise a kid, best place to visit, best ski town, and best college town. Big Sky Resort is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

Bozeman is known for its friendly people, sense of community, excellent schools and quality of life. The town has a western charm and a relaxed attitude. The Bozeman Quality Of Life index rates very well due to access to Outdoor Recreation, Amusement, Culture, Education, Medical, Religion, Restaurants and Weather. Bozeman has the cultural amenities of a local symphony and ballet, an energetic downtown restaurant and art scene, and the vibrancy of a college community. Located 16 miles north of Bozeman in the Bridger Canyon area is Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955. Big Sky Resort is less than an hour away and is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

A world class destination for fly fishing, Bozeman is home to the world's most famous Blue Ribbon fly fishing rivers, spring creeks and lakes on Earth. The Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers are all nearby.

Bozeman has 60 miles of "Main Street To Mountains" trail system in town, surrounded by 6.9 million acres of public land.

GALLATIN COUNTY

Located in a sweeping valley in the heart of the Rocky Mountains, Gallatin County is the most populated and fastest growing county in scenic southwest Montana. Gallatin Valley has a rich history. Native americans referred to this area as the “Valley of Flowers”. The name seems appropriate because of the great variety of wild flowers found on the mountainsides as well as in the valley. Gallatin Valley derives its name from the Gallatin River, one of the forks of the Missouri river that rises in Yellowstone Park. The Gallatin river, Jefferson river, and Madison river all merge at the town of Three Forks to form the Missouri River. Lewis and Clark named the rivers on their famous expedition to this part of the world in 1805.



There are approximately 1,682,048 acres(2,500 square miles) in Gallatin County including over 16,500 acres in surface water. Approximately 800,000 acres in Gallatin County are owned by the public and managed by several local and national agencies including the Bureau of Land Management, U.S. Forest Service, National Park Service, Montana Fish Wildlife & Parks, Montana Department of Transportation, Department of Natural Resources & Conservation and various local governments. The U.S. Forest Service is the largest land holder in Gallatin

County, currently managing over 665,000 acres. In addition to the Forest Service, various state departments manage approximately 61,000 acres. The Bureau of Land Management holds just over 9,000 acres and an additional 1,600 acres belongs to local governments. On the southern edge of Gallatin County is Yellowstone National Park. Yellowstone National Park is one of the world’s primary wildlife preserves and has the greatest concentration of geysers and hot springs in America. Yellowstone National Park is 2,219,789 acres in size(Larger than Rhode Island and Delaware combined). Over 97,600 acres of Yellowstone National Park is located within Gallatin County.

LUXURY REAL ESTATE EXPERT

Delger Real Estate sold over \$155 Million in Real Estate in 2016-2023. Recognized experts in Internet Marketing and Technology, Delger Real Estate are able to generate maximum exposure for their real estate listings. The result: according to ListHub, Delger Real Estate listings outperform 98% of the market. We encourage you to contact Craig to learn more about real estate in Bozeman and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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