

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Christy Delger
BROKER / OWNER
406.581.8781



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CHRISTY & CRAIG DELGER - LUXURY REAL ESTATE EXPERTS

Powered by Data, Technology, and Local Expertise



230 Fiddle Creek, Livingston MT 59047

\$1,899,000

Acres: ± 20.1

MLS#: 389764

DELGER
— REAL ESTATE —
BOZEMAN MONTANA

DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Shields Valley Ranchette! Rarely does an opportunity present itself such as this. This beautifully built home was strategically positioned to maximize breathtaking views of the everchanging wild Montana scenery. Views circle a full 360 degrees to include Crazy, AbsarokaBeartooth and Bridger Mountains, as well as Sheep Mountain. The property boasts a Paradise Valley feel, without the traffic. There is no shortage of space and luxury in this beautiful modern farmhouse. The entry flows into the open kitchen and living room with cathedral-vaulted ceilings. Kitchen counters are handcrafted concrete with an under-mounted farmhouse-style hammered copper sink. Reclaimed wood from a nearby ranch was used to accentuate the kitchen ventilation system. For additional storage, a large pantry is brilliantly crafted with interchangeable shelves. The stone fireplace beckons relaxation as flames add warmth and comfort in cooler weather. The main floor maintains a comfortable flow into the primary suite as well as two additional bedrooms, 2 bathrooms, and an additional office, mudroom and laundry room. Out door living is extended with covered trex decking spanning the southern length of the house and the front entry. A large bonus room is on the second floor with views of the Bridger Mountain Range. The most recent addition is a custom Wine cellar with a 200+ bottle capacity with Wine Mate cooling system. The fully finished walk-out basement hosts 3 additional bedrooms and 2 full bathrooms. The additional square footage easily accommodates a home gym, sauna, and gaming space; options are endless! Abundance of wildlife include deer, elk, moose, antelope, and an occasional bear. This property is a must see! Make an appointment with your agent today!



FEATURES

Status:	Active	Style:	Custom
Type:	Residential	Year Built:	2019
Sub Type:	Single Family	Beds:	6
Acres:	± 20.1	Baths:	5
View:	Farmland, Mountains, Rural, SouthernExposure, Valley	Appliances:	BuiltInOven, Cooktop, Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, WaterSoftener, WineCooler, Washer
Water Features:	Creek, Seasonal	Heating/Cooling:	ForcedAir Propane NaturalGas Wood CentralAir, CeilingFans
Listing Date:	2024-02-19		
Listing Agent:	Carren Jacobik of Legacy Lands, LLC		

LOCATION

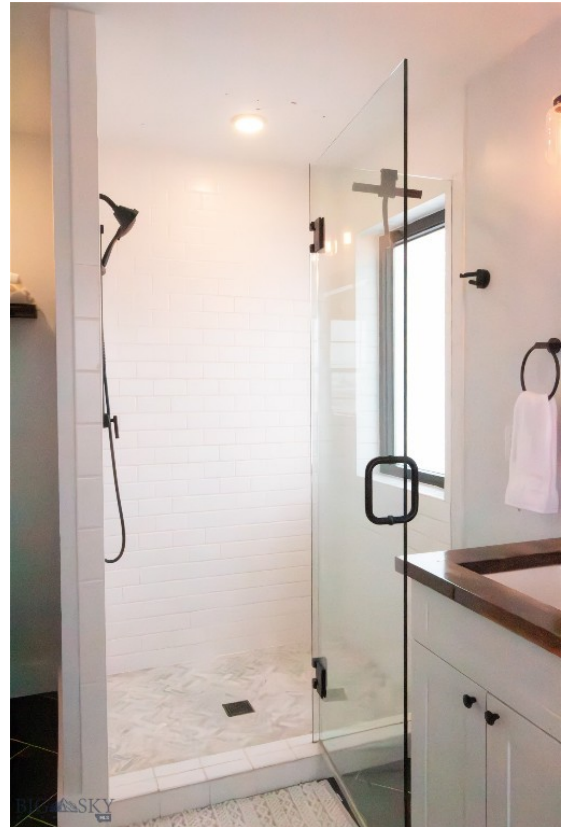


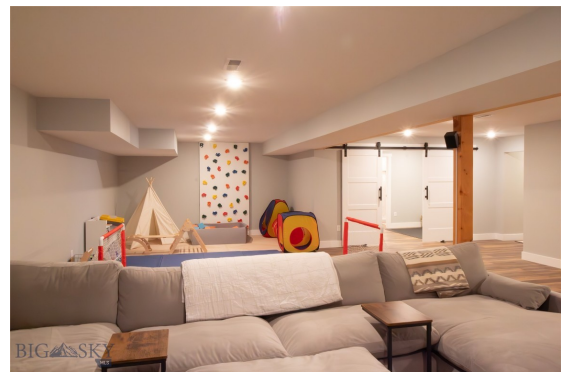
Address: 230 Fiddle Creek, Livingston MT 59047

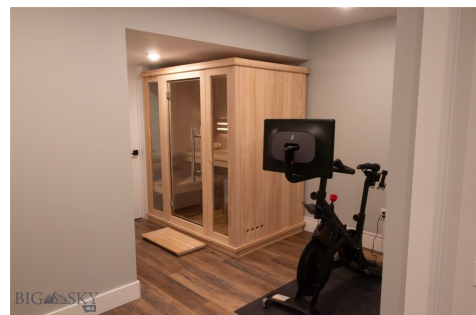
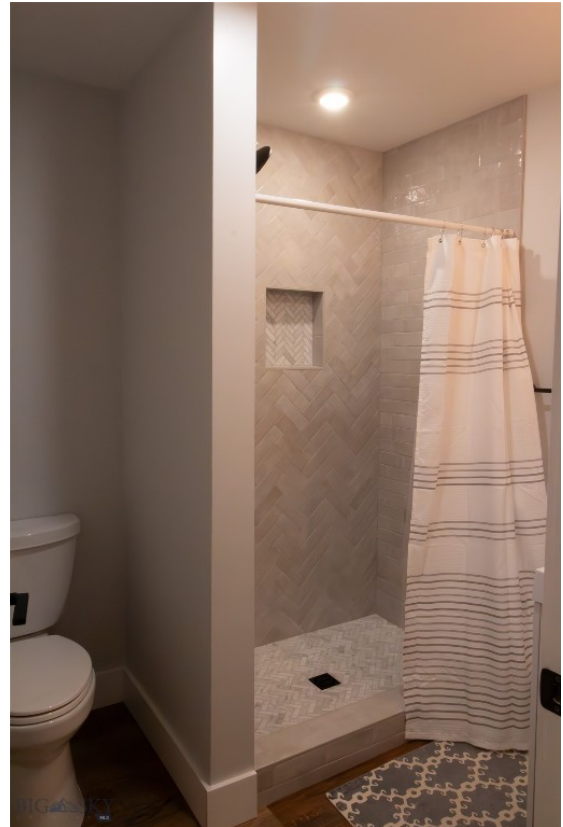
PHOTOS

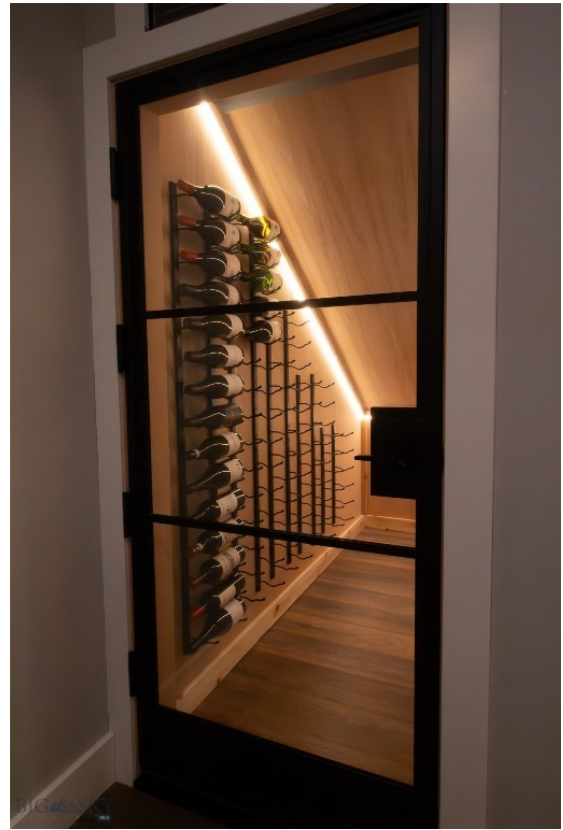
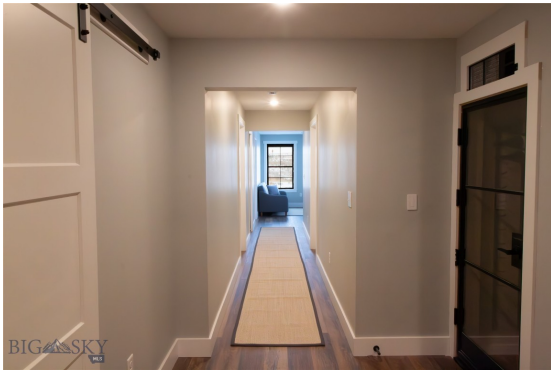






















LIVINGSTON LIFESTYLE



Livingston, Montana is a historic train town from the late 1880's that has attracted cowboys, ranchers, artists, and the rich and famous who are enamored by the scenery of this area of southwestern Montana. Livingston has been featured in movies like A River Runs Through It, The Horse Whisperer, and numerous TV series and commercials.

Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800's. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

When it comes to outdoor recreation the town of Livingston is surrounded by four beautiful mountain ranges, and offers the Yellowstone River, Shields River, and numerous stream and spring creeks for an abundance of outdoor activities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 29 miles from Livingston. Big Sky Resort is 68 miles 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. Yellowstone National Park (2.2 million acres) is located 50 miles south of Livingston.

With a population of about 7,000 people, Livingston has the amenities and services buyers expect for a town of this size. Livingston is less than 20 minutes from Bozeman. The Livingston School District includes Elementary Schools, a Middle School, and a High School. The median price of a single family home in Livingston is 18% lower priced than single family homes in Bozeman and appeals to buyers seeking a smaller town, yet still want to be close to the amenities of Bozeman.

PARK COUNTY

Park County, Montana's estimated population is 16,438 with a growth rate of 1.94% in the past year according to the most recent United States census data. Park County, Montana is the 11th largest county in Montana. Park County has a total area of 2,813 square miles (1.8 million acres or 7,290 km²), of which 2,803 square miles (7,260 km²) is land and 10.4 square miles (27 km²) (0.4%) is water. The highest natural point in Montana, Granite Peak at 12,807 feet (3,904m), is located in Park County.



Paradise Valley is a major river valley of the Yellowstone River in southwestern Montana just north of Yellowstone National Park in the southern portion of Park County, Montana. The valley is flanked by the Absaroka Range on the east and the Gallatin Range on the west. The Yellowstone River, one of Montana's Blue Ribbon Trout Rivers, flows through Paradise Valley and is noted for world-class fly fishing in the river and nearby spring creeks such as DePuy Spring Creek. The valley hosts other natural wonders such as several natural hot springs, including Chico Hot Springs near Emigrant, Montana, La Duke Hot Springs near Gardiner, and Hunter's Hot Springs near Livingston. A small part of Yellowstone National Park is located in the extreme southern part of the county.

The northern end of Park County, Montana contains the Shields River Valley. The Shields River is a tributary of the Yellowstone River. It flows west, then south, between the Bridger Range to the west and the Crazy Mountains to the east, past Wilsall and Clyde Park. It joins the Yellowstone approximately 10 mi (16 km) northeast of Livingston, MT.

LUXURY REAL ESTATE EXPERTS

CHRISTY DELGER AND CRAIG DELGER LEVERAGE THEIR COMBINED CAREERS IN THE HIGH TECH MARKET TO BRING A SUPERIOR SKILL SET OF MARKET RESEARCH, MARKETING AND CONTRACT NEGOTIATION TO EVERY REAL ESTATE TRANSACTION.

Christy & Craig Delger possess a track record shared by very few real estate professionals. Recognized experts in Internet Marketing and Technology, Christy & Craig Delger are able to generate maximum exposure for their real estate listings. The result: according to ListHub, their listings outperform 98% of the market. Christy and Craig Delger sold over \$155 Million in Real Estate in 2016-2023, making them one of the top performing real estate teams in Montana. Christy & Craig were both born and raised in Montana, have lived in Southwest Montana for over 20 years, and are active members of the local community. We encourage you to contact Christy and Craig to learn more about real estate in Livingston and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



Christy Delger
BROKER / OWNER
406.581.8781
christydelger@gmail.com



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2024-05-19