

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



13011 Cottonwood Canyon Road, Bozeman MT
59718

\$4,545,000
Acres: ± 22.637
MLS#: 390574

INTRODUCTION

This is that one-of-kind, special Bozeman property that rarely comes to market! Situated on 22 prime acres right on Cottonwood Creek w/soothing live water & adjacent to a 782 acre ranch & backing to another 100+ acres. This stunning 2020, 4,200 sq ft - 4bed/4ba modern farm home features a well thought out floorplan & is absolutely spectacular! In addition to the incredible main home, the property also features a charming 1974 guest cabin. You'll relish in the privacy of the old growth stands of cottonwoods, firs & aspens surrounding the grounds, creating your own personal oasis right on the creek. The open concept, w/main level living is designed w/huge picture windows to envelop you in the surrounding creekside environment. Entering the home you are immediately taken in by the views & the quality finishes. The towering, tiled gas fireplace is the focal point & compliments the rich, chestnut stained hardwood floors & soaring ceilings. The massive cook's kitchen opposes the large living room & features a 36" Verona range, expansive quartz counters, mosaic tile, intimate dining area & a large butler's pantry. Off the kitchen is a luxurious primary suite. The spa bath is adorned w/a huge soaker tub, tiled shower & large walk in closet w/convenient built ins. The suite also features a flexible bonus space w/panoramic views and can be used as a workout studio, reading room, office or sun room. In addition to the main living room, there is additional living space w/reinforced walls designed to accommodate heavy wall hangings like trophy game mounts/art pieces. This room also features a tiled gas fireplace & is perfect as a gaming/billiards room. On this wing of the home there are 2 beds, a full bath, dedicated office & powder room. As you venture into the other wing, you'll find a large laundry room w/utility sink & lots of storage. Off the entry from the 4 car, heated garage is a drop zone w/locker space. The massive bonus suite above the 4 car garage has a bedroom, full bath & extra room. The grounds of this property are the star w/a large flat yard bordered by the meandering Cottonwood Creek & towering timbers. The 1974, 2 bed/1 ba cabin is adorable w/rock fireplace, spacious loft, hand crafted accents & great as guest/caretaker's quarters or a rental. This spectacular property has no covenants/HOA & is ideally situated in the south valley near Cottonwood Trailhead & minutes from downtown Bozeman/Gallatin Gateway. It's truly a unique & rare Bozeman property!



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 22.637
View:	Meadow, Mountains, River, CreekStream, TreesWoods
Water Features:	Creek, Stream
Listing Date:	2024-04-05
Listing Agent:	Michael Blevins of Michael Blevins Real Estate

Style:	Custom
Year Built:	2020
Beds:	4
Baths:	4
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener, WineCooler, Washer
Heating/Cooling:	ForcedAir Propane CeilingFans

LOCATION

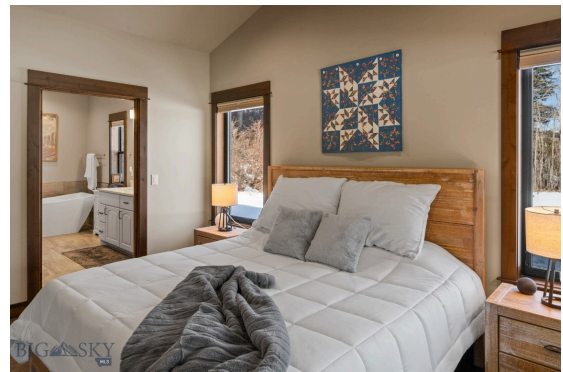


Address: 13011 Cottonwood Canyon Road, Bozeman MT 59718

PHOTOS





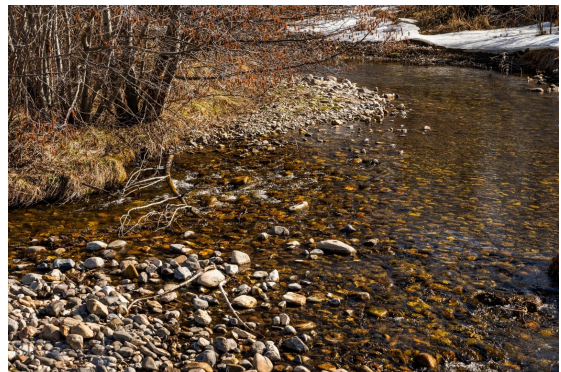














BOZEMAN LIFESTYLE™



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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