



THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



4154 Clydesdale Court, Bozeman MT 59718

\$1,799,000

Acres: ± 0.32

MLS#: 390873

INTRODUCTION

Located in the sought-after neighborhood of Baxter Meadows, in Bozeman MT, this stunning property at 4154 Clydesdale Ct offers the perfect combination of luxury, space, and comfort. With a sprawling 5500 square feet of living space, this home provides ample room for any growing family or those who love to entertain. Featuring 5 spacious bedrooms and 6 bathrooms, this property offers plenty of private space for everyone. Both primary bedrooms are extra-large and come with en-suite baths. The main level has an office and generous mud room. The livingroom has 2 story ceilings and ample space. The gourmet kitchen will be the envy of any chef with huge walnut island with inlay granite cutting surface, all Thermador appliance, pot filler on the gas range and true range hood. One of the standout features of this home is the presence of the two primary suites, providing ultimate flexibility and convenience. The 2nd floor primary is ultra large and is adjacent to the theatre room with wet bar. Whether you have guests staying over or need separate quarters for extended family, this property ensures everyone has their own private retreat. Situated on a generous nearly 1/3-acre estate lot in a small cul-du-sac with pristine landscaping, there is an abundance of outdoor space to enjoy. This property also backs to a linear park space, for more privacy! Having been impeccably kept up and remodeled over the years, this home is move-in ready! It also features 2 furnaces and air conditioning units to ensure your comfort. And to round out this fabulous home, the current owner has done multiple updates and remodels over the past 10 years, to keep this current and there is a new addition of a gym room. Baxter Meadows West is known for its family-friendly atmosphere and is close to both the new Gallatin High School and the Chief Joseph Middle School. The neighborhood offers picturesque views of the surrounding mountains and easy access to nearby parks, trails, and amenities. Bozeman MT is a highly desirable location, with its natural beauty, thriving arts scene, and plethora of outdoor recreational opportunities. From hiking and biking to fishing and skiing, there is something for everyone to enjoy.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.32
Water Features:	None
Listing Date:	2024-04-03
Listing Agent:	Sue Frye of ERA Landmark Real Estate

Style:	Custom
Year Built:	2007
Beds:	5
Baths:	5
Appliances:	Dishwasher, Disposal, Range, Refrigerator, WineCooler
Heating/Cooling:	ForcedAir NaturalGas CentralAir

LOCATION



Address: 4154 Clydesdale Court, 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



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2024-10-23