

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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445 Comfort Lane, Bozeman MT 59718

\$1,299,000

Acres: ± 2

MLS#: 390984

INTRODUCTION

Welcome to 445 Comfort Lane. A Spacious 4+ bedroom, 4 bath home on your very own park-like 2 acre lot just minutes from MSU and downtown Bozeman. This home is just outside city limits and has amazing views. The home has great flow with a smart use of space. The 2 story entrance welcomes you to a large living room with gas fireplace and wood beams. The beautifully updated kitchen has a high end huge gas range with six burners, a griddle, and double ovens with an integrated warming shelf above for gourmet cooking. The kitchen has an expansive granite counter workspace including an island and a raised counter with eating space. The separate main floor laundry room has a sink, folding area and storage cabinetry. The main floor includes a 1/2 bath powder room as well as a spacious office that could be a formal dining room should that be your preference. Open to the kitchen is a family room with a beautiful fireplace made from repurposed brick from a downtown building. There are outstanding views of the Bridger and Gallatin Mountains. Separated from the rest, the main bedroom suite is on the main level for your convenience and privacy. The main bedroom area includes a super-sized walk-in closet, a large bath with dual sinks, great light, a separate jetted tub and a walk in shower. The upper-level features include 3 bedrooms, one with an attached bath and the other two have a Jack and Jill bathroom with double sinks. These bedrooms have wonderful light with lots of windows positioned for optimal views. You will also find on the upper level a super-sized bonus room over the three-car garage, as well as a large closet for your seasonal storage. There is an inviting covered front porch for morning coffee or evening sunsets. The rear of the home features a large concrete patio, situated off the kitchen back entry for outside dining and entertaining. To the south of the home is a fantastic square gazebo with views of the Bridger Mountains. The park-like 2 acres has abundant mature trees, fruit trees, flowering plants and bushes. Also provided is a spacious garden shed for all your landscape tools. This property has an underground sprinkler system for the lawn and drip lines for the fenced garden and planters. The three-car garage has plenty of built in space for storage needs and a workbench for your projects.



FEATURES

Status:	Contingent	Style:	Custom
Type:	Residential	Year Built:	1996
Sub Type:	Single Family	Beds:	4
Acres:	± 2	Baths:	4
View:	Mountains	Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator
Water Features:	None	Heating/Cooling:	ForcedAir CentralAir
Listing Date:	2024-05-01		
Listing Agent:	Joyce Miller of Joyce Miller Montana Realty		

LOCATION



Address: 445 Comfort Lane, 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.

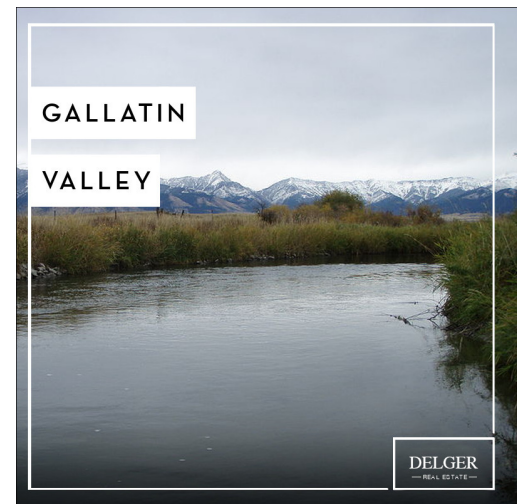
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

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LOCAL EXPERTISE*



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