

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



624 Rocking Horse Drive, Bozeman MT 59718

\$4,550,000
Acres: ± 23.073
MLS#: 391485

INTRODUCTION

This magnificent Montana residence exudes tranquility/sophistication, nestled along the serene Gallatin River. You will be wow'd just driving down the driveway & over the private bridge to the secluded home & guest house. This land immediately adjoins over 300+/- acres of state land. Wildlife of all kinds, including several bird species, river otters, fox, turkey, moose & bears! You will find a wealth of amenities as you step inside, starting w/the awe-inspiring foyer showcasing a majestic hand-hewn log staircase. A music/office room awaits, adorned w/the first of seven sets of charming French doors. The kitchen boasts a double oven, island w/a 4-burner gas cooktop, Corian countertops, dishwasher, built-in cabinet-style refrigerator, & elegant lighted glass-front cabinetry. Adjacent is a formal dining room. living room has oaring 28-foot ceilings & is anchored by a river rock fireplace & log mantle. Retreat to the expansive primary suite, featuring dual vanities, soaker tub, & separate tiled shower, all bathed in abundant natural light. The laundry room is located next to the kitchen & leads to the spacious 3-car garage. Upstairs, a charming landing overlooks the lush cottonwoods & yard to the West, while an office/craft/exercise space opens to a stone deck spanning the length of the house. Four bedrooms, two bathrooms, & large TV room with another impressive river rock fireplace offer ample space for relaxation & entertainment. Large windows throughout the home frame breathtaking views, while multiple balconies invite you to savor the sounds of nature & the gentle flow of the river. Outside, a basketball court, volleyball net, firepit, & impressive back patio w/stamped concrete, landscaped yard, pond feature, & gazebo area await, perfect for hosting gatherings. Crossing the property, the Moreland Ditch meanders alongside a charming boardwalk, while a detached garage w/a 1-BR ADU/apartment offers additional living space with a full bathroom, kitchen & open living area. There's covered RV parking here, as well as an additional RV parking across bridge w/ dump station. There's a seasonal canal from April to October. Everything is fenced, including a garden area & an 8 acre horse pasture. Encompassing 23 acres, including a stretch across the river, this grand 5,090 sq ft estate epitomizes the essence of Montana living, There is truly nothing like this around. You have to see it to believe it. Spring 2024 appraisal much higher than current list price.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 23.073
View:	Meadow, Mountains, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods
Water Features:	Creek, RiverFront, RiverAccess
Listing Date:	2024-04-25
Listing Agent:	Carolyn Calvin of Keller Williams Montana Realty

Style:	Custom
Year Built:	2002
Beds:	4
Baths:	4
Appliances:	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	RadiantFloor None

LOCATION



Address: 624 Rocking Horse Drive, 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

v1.01-2024-11-23