

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



312 Cirque Drive, Bozeman MT 59718

\$929,000

Acres: ± 1.064

MLS#: 391561

INTRODUCTION

Located on the outskirts of Bozeman, this custom home sits on one of the premiere lots in the Mountain View Subdivision - an established neighborhood known for its large lots, quiet streets and impressive views. Designed to take advantage of both the views and the sun's trajectory, the East-West orientation illuminates the home from sunup to sundown. Through the grand double door entry, is a stately front office, enclosed with glass French doors, as well as a formal living room with vaulted ceilings and an inviting wood stove. A formal dining room connects to the kitchen and serves as a special spot for formal occasions. The heart of the home lies within the traditional U-shaped kitchen, boasting exquisite oak cabinetry, stainless appliances including a new electric cooktop with convection oven and abundant workspace, complemented by a generously sized pantry for all your culinary essentials. The adjoining breakfast table and family room, anchored by a comforting gas fireplace, offer a harmonious space for relaxation and conversation. Upstairs, the primary bedroom commands uninterrupted views of the mountains. The renovated ensuite bathroom beckons with a luxurious tile surround shower, dual vanity, and an expansive walk-in closet, offering ample storage space for your wardrobe essentials. An additional closet provides versatility for oversized storage - even a dedicated crafting area. Two guest bedrooms on this level share a tastefully appointed bathroom, ensuring comfort and convenience for family and visitors alike. The finished basement offers boundless potential, providing additional square footage adaptable to your needs whether as a playroom, movie theater, or additional bedroom space. However, it is the outdoors that beckons from this home. The expansive lawn, mature landscaping, and adjoining 5 acre community park create a picturesque setting you'll be reluctant to depart from. Amidst the breathtaking backdrop of the panoramic Bridger Mountains, work in the fenced 40x24 garden or grill & dine al fresco on the walk out back deck. In addition to its idyllic surroundings, this home benefits from a central location. Just minutes away, you will find the Bozeman International airport, downtown Bozeman's acclaimed restaurants, boutique shopping, and world-class healthcare. Outdoor enthusiasts will appreciate the proximity to hiking trails and the renowned fly fishing opportunities along the East Gallatin River.



FEATURES

Status:	Active	Style:	Custom
Type:	Residential	Year Built:	1979
Sub Type:	Single Family	Beds:	4
Acres:	± 1.064	Baths:	3
View:	Mountains, SouthernExposure	Appliances:	Dishwasher, Disposal, Range, Refrigerator, WaterSoftener
Water Features:	None	Heating/Cooling:	ForcedAir NaturalGas Wood CeilingFans
Listing Date:	2024-05-11		
Listing Agent:	Christy Delger of PureWest Christie's Int'l Real Estate - Bozeman		

LOCATION



Address: 312 Cirque 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.

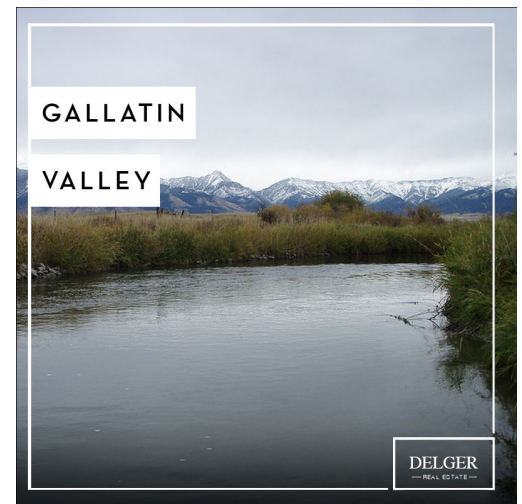
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

BOZEMAN 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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