

# 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*



## 4800 Meadow Lane, Bozeman MT 59715

\$8,950,000

Acres: ± 29.99

MLS#: 392159

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# INTRODUCTION

Welcome to Incognito Ranch, where luxury meets the rustic charm of a guest ranch environment. The 4-bedroom + bunk room lodge-style home lives comfortably over 9,696 SF on 29.99 acres of blissful landscape overlooking the Bridger Mountains. With freshly updated spaces throughout, this hidden gem provides the ultimate sanctuary. The entryway of the home is a site to behold. The light-filled, bright space sets the stage for your experience in this spectacular home. The main floor primary suite is noteworthy for its spa-like bath with copper soaking tub, beautiful walk-in closet with custom built-ins and bedroom spacious enough with its own living area, stone wood-burning fireplace, covered private balcony and incredible views. The main level also features two additional bedrooms with shared jack-and-jill bath, stately Great Room with floor-to-ceiling windows to capture the incredible views, kitchen with walk-in pantry, temp-controlled wine room and impressive laundry/mudroom with dual washer/dryers, lockers and powder bath. The upper level of the main structure features a bedroom, full bath and library/TV room. The lower level features a large family/game room with kitchenette, 3/4 bath with sauna, home gym and spacious bunk room with a screened porch. As part of recent renovations to the home, and in addition to the 4-car heated garage, an attached 2,100 SF garage/shop was added with an 800SF art studio on the upper level. Heated garage space totals 3,600 SF and is a car and recreation lover's dream. With heat, epoxy floors, LevRack system, auto lift, workshop with sink and washer/dryer and pull-through bays, the garage spaces are truly epic. The art studio, while attached to the home, is separate from the main living area and was designed for privacy, creativity and inspiration. Enjoy views of the Bangtail and Bridger mountain ranges while indulging in endless recreational amenities. Venture to the stocked pond for fly fishing or take a dip from your private dock. With hiking, snowshoeing, and ATV trails at your doorstep, outdoor adventures await. Equine enthusiasts will appreciate the two pastures, 5+ stall horse barn with tack room & wash rack, hay barn, two turn-out paddocks with year-round auto waterers, and 100x200 outdoor arena with specialized footing. Near the barn is a guest/caretakers cabin & separate guest bath. Don't miss this rare opportunity to own a slice of heaven with prime mountain views and abundant wildlife.



## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	Single Family
<b>Acres:</b>	± 29.99
<b>View:</b>	Lake, Mountains, Pond, Rural, TreesWoods
<b>Water Features:</b>	Creek, Pond
<b>Listing Date:</b>	2024-06-14
<b>Listing Agent:</b>	Mike Schlauch of PureWest Christie's Int'l Real Estate - Bozeman

<b>Style:</b>	Custom
<b>Year Built:</b>	1992
<b>Beds:</b>	4
<b>Baths:</b>	6
<b>Appliances:</b>	Dryer, Dishwasher, Disposal, Microwave, Range, TrashCompactor, Washer
<b>Heating/Cooling:</b>	Propane RadiantFloor None

## LOCATION



Address: 4800 Meadow Lane, Bozeman MT 59715

# 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.

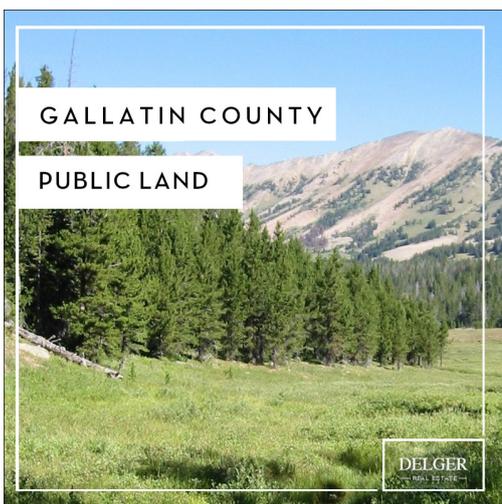
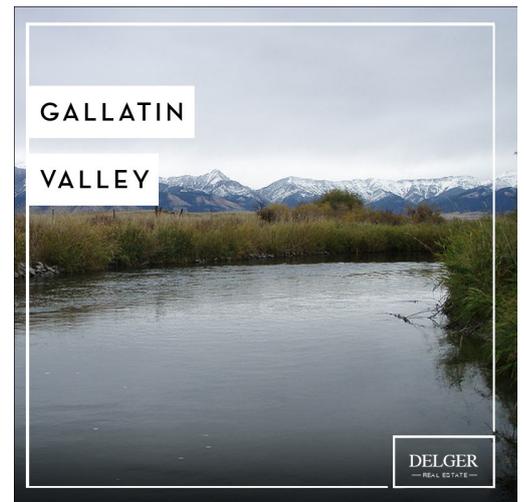
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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v1.01-2024-07-03