



BOZEMAN MONTANA

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



279 Limestone Meadows Lane, Bozeman MT 59715

\$13,550,000 Acres: ± 15 MLS#: 392213



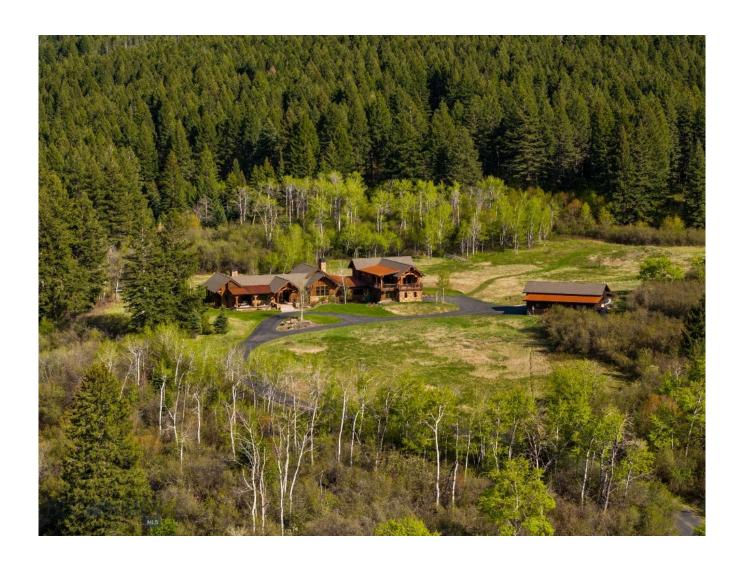


INTRODUCTION

Ralph Waldo Emerson wrote, Nature never wears a mean appearance. The scene here is of scent and sound, earth and wood, bird and brook. Through crackling underbrush and moist earth you walk, backtracking your youth, catching a scent on the breeze, discovering where you left off and listening once more...Welcome to your meadowed, forested wonderland; your refuge. Find yourself wrapped in luxury, seclusion and nature at this extraordinary location & home designed by architect, Reid Smith, built by premier builder, SBC. This impressive 7560sf, 6B|7B, lodge-style, timber framed home with 1800sf RV barn is hidden away on 15 acres bordering State & Forest Lands w/ direct access to trails and thousands of acres for recreation. Limestone Creek meanders through the property creating serenity & calm. This idyllic setting is Triple Trees most sought-after ranch property, allowing for horses. From your door, connect to famed hiking, biking & riding trails leading to alpine lakes & iconic peaks of the Gallatin & Hyalite mountain ranges. If your ambitions lean closer to home, the trail system headed north takes you to Downtown Bozeman. A reflection of the outdoors is found inside w/ the finest quality of natural materials, including reclaimed timbers & flooring, large stone slabs, hand-forged metal accent elements & dry-stacked stone. Soaring ceilings in the great room reveal nature & draw your attention to the massive, floor to-ceiling, wood-burning fireplace w/ gas starter & expert craftsmanship of the timbered arches. Comfort abounds w/ in-floor radiant heat, A/C, whole house surround sound, central vac & smart home automation. The kitchen was designed for entertaining w/ 3 ovens, double dishwashers, double refrigerators, pebble ice maker & butlers pantry. Sumptuous primary wing includes floor-to-ceiling stone fireplace, wall of windows, spa-like bathroom w/ garden tub & steam shower, large custom closet with washer/dryer, patio w/ hot tub & an adjacent private office w/ front porch access. Three ensuite guest rooms at opposite end of the main level ensure privacy, peace & quiet. Custom checkered wood floor in the lower level "fun zone" has wet bar, billiards, entertainment area, bathroom & gym. Upstairs: a family room, enviable craft room, bunk room & another guest suite with private balcony. Oversized, 1200sf, 3-car heated garage w/ dog wash. This property is approved for a guest house & conveniently located 10 minutes to Downtown Bozeman, MSU & the Hospital.









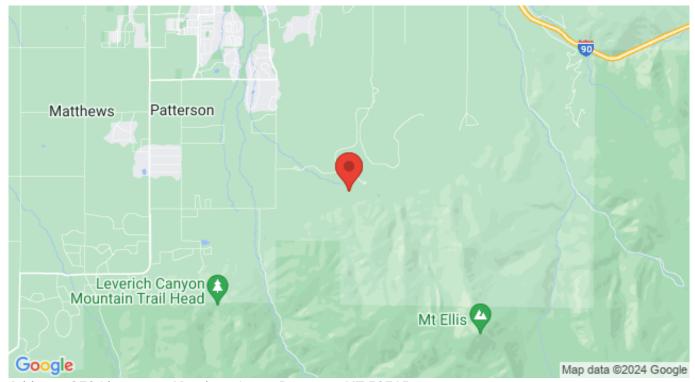


FEATURES

Status:	Active
Туре:	Residential
Sub Type:	Single Family
Acres:	± 15
View:	Lake, Meadow, Mountains, Pond, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods
Water Features:	Creek, RiverFront
Listing Date:	2024-05-23
Listing Agent:	Taunya Fagan of Taunya Fagan RE @ Estate House

Style:	Custom
Year Built:	2013
Beds:	6
Baths:	7
Appliances:	BuiltInOven, Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	ForcedAir NaturalGas RadiantFloor CentralAir

LOCATION



Address: 279 Limestone Meadows 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 word'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

v1.01-2024-07-02



