

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



489 Wildrose, Bozeman MT 59715

\$3,495,000

Acres: $\pm$ 1

MLS#: 392240

INTRODUCTION

Perched atop the immaculate Triple Tree Subdivision, this architectural gem by Westering Design offers stunning morning vistas of the Spanish Peaks and Gallatin Range. A Parade home from 2003, it stands as a timeless masterpiece with its sleek lines and modern angles that capture the essence of Montana. In 2021, Sanctuary Designs assisted the meticulous updating of the home, enhancing its 5,200 square-foot open floor plan that boasts both functionality and luxury, tailored to the lot's distinctive topography. The home's earth-integrated architecture is evident as the front entry gracefully descends past the grand entry beam, inviting natural light into the spacious great room. The maple flooring and trim provide a subtle backdrop to the expansive views of Gallatin Valley and the enchanting sunsets. The foyer seamlessly transitions to various home sections, including a charming window-lined dining area ideal for gatherings. Outdoors, the south yard features an expansive concrete patio designed for alfresco dining and entertainment. Around the corner lies the semi-professional kitchen, compact yet ingeniously arranged for maximum efficiency. Equipped with Viking steel appliances, a Bosch dishwasher, and Lux Giotto polished Quartzite countertops, the kitchen exudes a contemporary flair. The central island, complete with a produce sink, is complemented by a chic bar crafted from recycled New Zealand eucalyptus wood. The sizable walk-in pantry with its ribbed glass door is a notable addition. The main floor also houses a cozy cork-floored home office with garden views, a large laundry room, a three-car garage with a 220v electric car outlet, and ample utility and storage spaces. The main floor's primary suite serves as a secluded sanctuary, featuring a raised fireplace, a comfortable sitting area, a window seat, and an extensive walk-in closet. The adjoining spa-like master bathroom is designed to elevate relaxation with its sophisticated amenities. A loft inspired media/family room hovers above the living & dining area. A built-in wet bar leads to a semi-covered upper terrace, where dark South American hardwood flooring complimented by a row of floor-level windows enhances the theme of indoor-outdoor living. Sipping coffee from this terrace is a private paradise. Adjacent is three bedrooms, two bathrooms, and an extra room plumbed for second laundry. Information is deemed reliable, but not guaranteed; Buyers and buyer agent to verify all information.



FEATURES

Status:	Pending
Type:	Residential
Sub Type:	Single Family
Acres:	± 1
View:	Farmland, Meadow, Mountains, Rural, SouthernExposure, Valley
Water Features:	None
Listing Date:	2024-05-21
Listing Agent:	Donnie Olsson of Donnie Olsson Real Estate

Style:	Custom
Year Built:	2002
Beds:	4
Baths:	4
Appliances:	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Disposal, Range, Refrigerator, WaterSoftener, Washer
Heating/Cooling:	ForcedAir NaturalGas RadiantFloor CentralAir, CeilingFans

LOCATION



Address: 489 Wildrose, 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*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2024-07-02