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615 Mary Road, Bozeman MT 59718

\$715,000

Acres: ± 0.472

MLS#: 392331

INTRODUCTION

This charming country home is nestled on a generous corner lot that spans almost half an acre, providing a serene escape in the northern part of town. The property is conveniently positioned across from a neighborhood park, adding to the appeal of the location. From the front patio, you can start your day by savoring the awe-inspiring views of the Bridger Mountains, setting a picturesque backdrop for your mornings. With a total living space of just shy of 3000 square feet, this residence has been meticulously cared for. Inside, you'll find a total of 4 bedrooms, offering ample space for both family members and guests. In addition to the bedrooms, there's a versatile office space, which can easily adapt to your needs a perfect space for working from home or pursuing hobbies or could easily be converted into a 5th bedroom. Upon entering the home you're greeted by an abundance of natural light that fills the interior. This brightness is owed in part to the vaulted wood plank ceilings that create an inviting and airy atmosphere. The home has been freshly painted throughout, enhancing its overall appeal. The kitchen is a highlight of the home, showcasing a range of brand-new stainless steel appliances. Practicality meets style in this culinary space, which also boasts plentiful storage options for your convenience. If you're a fan of outdoor cooking and entertaining, you're in for a treat with the expansive Trex back deck. It's the perfect spot to host barbecues and gatherings while enjoying the open air. The well-established landscaping surrounding the property imparts a sense of outdoor tranquility, creating an oasis-like ambiance. Despite the peaceful surroundings, this home maintains easy accessibility to essential amenities. Its proximity to I-90, MSU, shopping destinations, and a variety of restaurants ensures that you can effortlessly fulfill your daily needs and desires. Families will appreciate that this property falls within the sought-after Bozeman school district. Seller is offering \$10,000 credit towards Buyers closing costs with an acceptable offer. Schedule your showing today to explore all that this northside country gem has to offer!



FEATURES

Status:	Pending
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.472
View:	Meadow, Mountains, Valley, TreesWoods
Water Features:	None
Listing Date:	2024-05-22
Listing Agent:	Rocky Mountain Group- Aly Rosenberg of Coldwell Banker Distinctive Pr

Style:	SplitFoyer
Year Built:	1990
Beds:	4
Baths:	3
Appliances:	Dishwasher, Disposal, Range, Refrigerator, WaterSoftener
Heating/Cooling:	Baseboard CeilingFans

LOCATION



Address: 615 Mary Road, 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.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND
LOCAL EXPERTISE*



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