

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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4830 Victory Street, Bozeman MT 59718

\$1,495,000
Acres: ± 0.238
MLS#: 392885

INTRODUCTION

Situated in the charming town of Bozeman, MT, this stunning & meticulous residence offers a fantastic blend of comfort, functionality & luxury. With 3,000+ interior sqft & 10,300+ sqft of useable yard space, this expansive home features 4 spacious bedrooms & TWO dedicated offices, perfect for accommodating living & work-from-home needs. The house has a highly functional design with a blend of modern & rustic elements, complementing the scenic MT landscape. Upon entering, you are greeted by a grand foyer with high ceilings and an open floor plan. The main living area features a cozy yet expansive great room with large windows that flood the space with natural light & offers gorgeous views of the manicured backyard. A stone fireplace serves as the focal point, creating a warm & inviting atmosphere. The kitchen has been a working chef's venue for creating great events & gatherings for both intimate & large holiday gatherings, with an adjacent dining area fit for a large table. The home includes 4 generous bedrooms with walk-in closets, each designed with comfort & privacy in mind. The master suite is a luxurious retreat with a huge closet and generous ensuite bathroom featuring dual vanities & oversized walk-in shower. The additional 3 bedrooms are equally spacious, offering ample closet space & beautiful views. Complimentary to the great room downstairs, upstairs features a huge bonus room for games, movies & entertaining. Ideal for remote work, the house has TWO dedicated office spaces 1 up & 1 downstairs. Each office is designed to provide a quiet & productive environment. The property includes a 3-car heated garage, providing ample space for vehicles & storage. One of the standouts of this property is its large, lush, south-facing backyard. The meticulously maintained lawn & garden areas offer a serene escape with a sprawling lawn, vibrant flower beds, and mature trees providing shade and privacy. A spacious patio area is perfect for outdoor dining & relaxing - while providing ample shade during summer evenings & direct southern sun in the winter months. This home is just a short drive from exceptional outdoor recreation, including hiking, fishing & skiing. Bozeman is known for its cultural events, charming boutiques, diverse restaurants, and university all within easy reach. This home is a true sanctuary, providing comfortable living spaces & amenities, within one of Montana's most desirable towns.

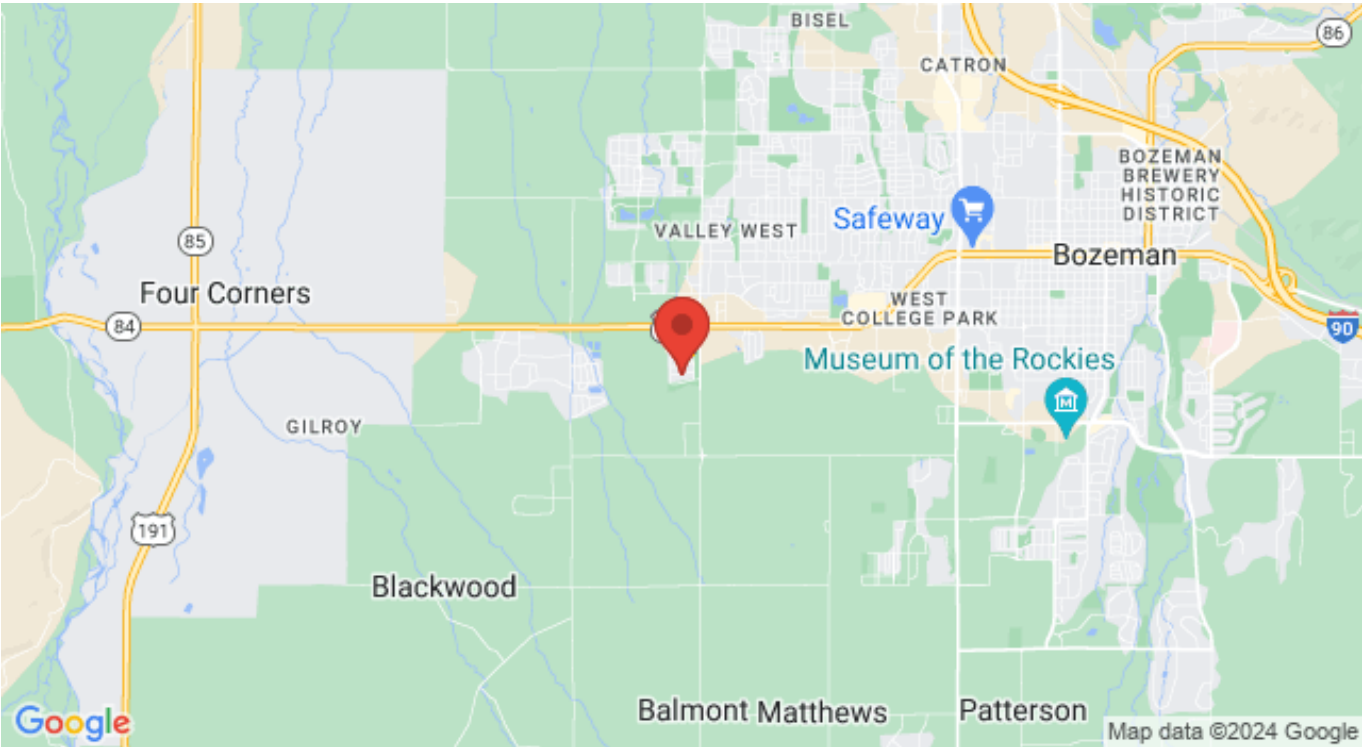


FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.238
View:	Mountains, SouthernExposure
Water Features:	None
Listing Date:	2024-06-10
Listing Agent:	PollyAnna Snyder of Engel & Volkers - Bozeman

Style:	Craftsman
Year Built:	2017
Beds:	4
Baths:	3
Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	NaturalGas CentralAir

LOCATION



Address: 4830 Victory Street, 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.

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.

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LOCAL EXPERTISE*



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